

## \$264,900 - 7051 32 Avenue, Edmonton

MLS® #E4440217

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Surrounded by nature, freshly painted, clean, and an excellent location are only a few features of this outstanding end unit townhouse. Situated close to schools, parks, shopping and Hospital this 1208sqft. home is a perfect starter family home. The main floor has lots of natural light as it backs to the south. The living room is highlighted by the fireplace, gorgeous mantle and laminate flooring, plus 3 large windows. The kitchen has excellent appliances, lots of counter space and an eating area. There are patio doors that lead out to the fenced yard and wood patio, great for BBQ's and kids. The top floor has 3 good sized bedrooms, all with newer windows and laminate floors. The main 4 piece bath is updated, there is also a new 3 piece bath on the main floor. The unfinished basement has high efficient furnace and loads of storage. There are not many townhomes available in this condition, perfect location, and also have a DOUBLE ATTACHED GARAGE. Close to all amenities, schools, and LRT! Amazing value!

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440217  |
| Price    | \$264,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,208             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7051 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2K9        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025  
Days on Market                12  
Zoning                              Zone 29  
Condo Fee                        \$607

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