

\$199,000 - 8 1 Garden Grove, Edmonton

MLS® #E4464179

\$199,000

3 Bedroom, 1.50 Bathroom, 1,357 sqft
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Fantastic opportunity for a well priced townhome in the family friendly community of Duggan. Great location across the street from two schools, playgrounds and sports fields. Spacious townhouse with over 1300 sq.ft. plus a basement. Upstairs offers 3 spacious bedrooms with ample closet space and 4 piece bathroom. Main floor has huge living room with patio doors leading to private fenced backyard. Kitchen, breakfast nook/dining and 2 piece bathroom complete the main floor. Basement is partially finished with laundry room and newer furnace. Well managed complex in close proximity to Southgate shopping center and LRT station. This is a great opportunity for first time buyer, someone looking to downsize or investor looking for rental property. Some photos have been virtually staged.

Built in 1971

Essential Information

MLS® #	E4464179
Price	\$199,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,357
Acres	0.00



Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8 1 Garden Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	Zone 16

Condo Fee \$369

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