

**\$380,800 - N/A, Edmonton**

MLS® #E4453402

**\$380,800**

2 Bedroom, 3.50 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Check out this brand-new duplex located just minutes from downtown Edmonton! No Condo Fees! With 1035 square feet of modern living space, this property features 2 spacious bedrooms upstairs, each with its own ensuite for maximum comfort. The bright, modern kitchen is perfect for cooking and entertaining. The fully developed basement with a convenient side entrance, offers flexible options to suit your needs. Enjoy the added bonus of a single detached garage. Don't miss the opportunity to make this versatile and stylish home yours!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453402          |
| Price          | \$380,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,042             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | N/A            |
| Area        | Edmonton       |
| Subdivision | Alberta Avenue |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5G 1A8        |

## Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers |
| Parking   | Single Garage Detached           |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Shopping Nearby |
| Roof              | Vinyl Shingles                                |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 05           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 5:47am MDT