

## \$250,000 - 7061 32 Avenue, Edmonton

MLS® #E4440393

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

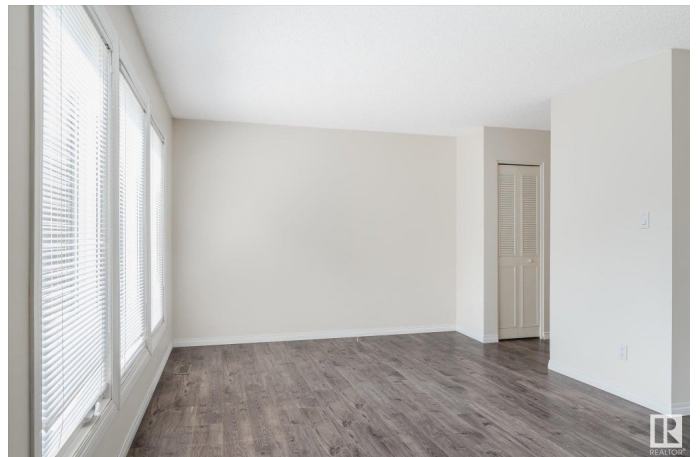
Kameyosek, Edmonton, AB

Numerous upgrades have been completed to this spacious townhome with a double attached garage! The kitchen will impress the chef in the family. Renovated with soft close cabinets, tile flooring, granite counters, stainless steel appliances including a gas stove and subway tile backsplash. The patio door opens to a large south facing yard. Living room with newer flooring features a wood fireplace and there is also a 2 piece bathroom with updated vanity. Upstairs there are three bedrooms with updated flooring and a main bathroom with soaker tub and updated lighting and toilet. Bring your decorating ideas to the finished basement with workshop area, rec room and laundry. This is not your typical condo townhome! Prime location near parks, schools and LRT train. Visitor parking is throughout the complex plus there is ample street parking available.

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440393  |
| Price      | \$250,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,216             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7061 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2K9        |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | On Street Parking, Parking-Visitor |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached             |

### **Interior**

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Brick Facing                                                                                                 |
| Stories      | 3                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### **Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 29        |
| Condo Fee      | \$607          |

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Listing information last updated on June 17th, 2025 at 12:02am MDT