

## \$269,900 - 118 Primrose Gardens, Edmonton

MLS® #E4461460

**\$269,900**

4 Bedroom, 1.50 Bathroom, 1,040 sqft  
Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

FULLY RENOVATED 4 bedroom, 1.5 bathroom townhome in the desirable West end community of Aldergrove is ready for immediate possession! Upon entrance you'll instantly fall in love with the HIGH-END FINISHES & crisp clean feel. Designed for both style and comfort, the main level offers a spacious dining area adjacent to the beautiful BRAND NEW kitchen w/ BRAND NEW stainless steel appliances, convenient guest bath & large living room w/ beautiful custom FEATURE WALL. Upstairs you'll find 3 good sized bedrooms & a 4 piece bathroom. FULLY FINISHED BASEMENT offers 4th BEDROOM, laundry & family room w/ tons of storage space. You'll appreciate the fenced yard w/ concrete patio & garden BACKING ONTO GREENSPACE, your private oasis! QUALITY UPGRADES include NEW quartz, FRESHLY PAINTED throughout with luxurious NEW vinyl flooring & carpet, NEW trim & doors, NEW hardware, NEW fixtures, POT LIGHTS & much, much more. EXCELLENT LOCATION. Close to future LRT, schools, Misericordia Hospital, WEM, Whitemud & Anthony Henday

Built in 1973

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4461460  |
| Price  | \$269,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,040             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 118 Primrose Gardens |
| Area        | Edmonton             |
| Subdivision | Aldergrove           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 0R1              |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Detectors Smoke, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking   | Stall                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Aldergrove School   |
| Middle     | Parkview School     |
| High       | Jasper Place School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 20           |
| Condo Fee      | \$335             |

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Listing information last updated on October 20th, 2025 at 10:47pm MDT