

\$439,800 - 21 1130 Falconer Road, Edmonton

MLS® #E4426950

\$439,800

2 Bedroom, 3.00 Bathroom, 1,467 sqft
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

GORGEOUS WALKOUT DUPLEX on a **GREENBELT** in desirable River Ridge. Meticulously maintained unit features spacious living rm w/ feature fireplace, soaring windows, sizeable kitchen & bright dining nook. 2nd floor boasts 2 sizeable bdrms, 2 bthrms & laundry. Primary suite has walk-in closet w/ well-designed built-ins plus updated ensuite w/ newer vanity, soaker tub & walk-in shower. Find additional space in recently renovated basement w/ second living rm & bright bedroom/flex rm. Plus renovated 3pc bthrm w/ quartz counter/tiled shower. Enjoy summer evenings on the spacious upper deck overlooking a greenbelt or get cozy on the ground level patio. Features incl AC, freshly painted, water softener, water tank (2023), updated furnace (2010), newer windows, new garage opener, double garage & extra storage. Well-maintained complex (new roads) & grounds very well-kept. Falconer Heights Park easily accessible plus treed walking trails directly behind unit. All amenities & major arteries easily accessible.

Built in 1992

Essential Information

| | |
|--------|-----------|
| MLS® # | E4426950 |
| Price | \$439,800 |



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,467 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 21 1130 Falconer Road |
| Area | Edmonton |
| Subdivision | Falconer Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 2J6 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Parking-Visitor, Walkout Basement, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Cedar Shakes |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | StMary/EarlBuxton |
| Middle | JosephMacneil/Riverbend |
| High | MMM/LillianOsborne |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 39 |
| Zoning | Zone 14 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$666 |

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Listing information last updated on April 29th, 2025 at 8:02am MDT