

## \$434,900 - 118 Falconer Court, Edmonton

MLS® #E4428864

**\$434,900**

4 Bedroom, 3.00 Bathroom, 1,260 sqft  
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Sought-after 55+ community of Villas of Riverbend, this half-duplex bungalow condo offers 1259 sq ft + 1150 f/f basement & double attached garage. 2404 total sq ft of living space. Just steps from Riverbend Square, the library & a variety of shops & amenities. Comfort & convenience and features a bright white kitchen with a sit-up counter & spacious eating area. The formal dining room & inviting living room, complete with a cozy gas fireplace, provide ideal spaces for entertaining and relaxation. The main floor has 2 bedrooms & 2 baths with the 2nd bedroom currently used as a den. The primary suite includes both a walk-in closet & a standard closet and a 3 pce ensuite. A laundry area & direct garage access add to the home's practicality. The fully finished basement expands the living space with a generous family room, 2 oversized bedrooms & newer carpeting a 4 pce bath with whirlpool tub. Small pets are allowed with Board approval. Bare land condo CONDO FEE \$450.00/month. Make the move today.

Built in 1999

### Essential Information

MLS® #	E4428864
Price	\$434,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	118 Falconer Court
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2V8

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	26
Zoning	Zone 14
Condo Fee	\$450

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