

Courtesy Of Basar Ozgun Of CIR Realty

## \$219,500 - 131 Londonderry Square, Edmonton

MLS® #E4427644

**\$219,500**

4 Bedroom, 1.50 Bathroom, 1,194 sqft  
Condo / Townhouse on 0.00 Acres

Kilkenny, Edmonton, AB

**BEAUTIFULLY UPGRADED 4-BEDROOM TOWNHOME – LOW CONDO FEES!**

Perfect for first-time buyers or investors, this spacious and stylish townhome is move-in ready! The main floor features a bright and inviting living room with a large window, a modern kitchen with a dining area, and a convenient half bathroom. Enjoy contemporary white cabinetry, quartz countertops, and a chic tiled backsplash. Upstairs, you'll find three well-sized bedrooms and a full bathroom, while the basement offers an additional bedroom, a laundry area, and extra living space—perfect for a home office, gym, or entertainment area. This home also boasts ample parking and a fenced yard, ideal for BBQs and outdoor relaxation. Conveniently located near schools, shopping, transit, Londonderry Mall, and the recreation centre, this home offers affordability in a fantastic neighborhood. Don't miss this incredible opportunity!

Built in 1968

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427644  |
| Price      | \$219,500 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,194             |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 131 Londonderry Square |
| Area        | Edmonton               |
| Subdivision | Kilkenny               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5C 3C4                |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 14               |

|           |         |
|-----------|---------|
| Zoning    | Zone 02 |
| Condo Fee | \$346   |

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 April 9th, 2025 at 11:17pm MDT