

## \$414,900 - 1063 109 Street, Edmonton

MLS® #E4448883

**\$414,900**

3 Bedroom, 2.50 Bathroom, 2,034 sqft  
Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

**\*\*WHEN LOCATION MATTERS\*\***, a treasure in the heart of Bearspaw. Warm and inviting 2000+ sq ft home, on the edge of parks, a ravine and Bearspaw Lake. Welcoming front marbled foyer leads you into beautifully renovated kitchen with sunny breakfast area. Entertain in style in the gorgeous LR & DR showcasing vaulted ceilings, hardwood floors, gas fireplace and access to back yard. Main level completed with a huge primary BR w/ abundant closets, luxurious spa like 4 pce ensuite & combo powder/laundry room. Upstairs, a lovely loft overlooking main living areas, two extra large BRs with huge closets & a 4 pce bath. Kick back in the lower level Rumpus Room or for game night, a Games Room and for crafts, a Hobby Room. Outdoors a new unistone patio invites barbeque night. Upgrades include newer windows, kitchen, front and back doors, vac system, faucets & tile in ensuite, fireplace, light fixtures, and marble flooring. Not to be missed, heated double garage. Beautifully maintained and amazing value

Built in 1980

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4448883  |
| Price  | \$414,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,034             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1063 109 Street     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5G2             |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Patio, Vaulted Ceiling, See Remarks       |
| Parking   | Double Garage Attached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                      |
| Exterior Features | Environmental Reserve, Fenced, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Metal                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### School Information

|            |               |
|------------|---------------|
| Elementary | Keehewin      |
| Middle     | D S MacKenzie |
| High       | Harry Ainlay  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 16         |
| Condo Fee      | \$866           |

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Listing information last updated on August 2nd, 2025 at 9:31pm MDT