

\$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

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

Additional Information

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

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