

**\$380,800 - N/A, Edmonton**

MLS® #E4453402

**\$380,800**

2 Bedroom, 3.50 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Check out this brand-new duplex located just minutes from downtown Edmonton! No Condo Fees! With 1035 square feet of modern living space, this property features 2 spacious bedrooms upstairs, each with its own ensuite for maximum comfort. The bright, modern kitchen is perfect for cooking and entertaining. The fully developed basement with a convenient side entrance, offers flexible options to suit your needs. Enjoy the added bonus of a single detached garage. Don't miss the opportunity to make this versatile and stylish home yours!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453402          |
| Price          | \$380,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,042             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |



Status                      Active

**Community Information**

Address                      N/A  
Area                            Edmonton  
Subdivision                  Alberta Avenue  
City                            Edmonton  
County                        ALBERTA  
Province                      AB  
Postal Code                  T5G 1A8

**Amenities**

Amenities                    Ceiling 9 ft., Closet Organizers  
Parking                       Single Garage Detached

**Interior**

Interior Features          ensuite bathroom  
Appliances                  Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric  
Heating                      Forced Air-1, Natural Gas  
Stories                        3  
Has Basement               Yes  
Basement                    Full, Finished

**Exterior**

Exterior                      Wood, Vinyl  
Exterior Features          Back Lane, Fenced, Flat Site, Shopping Nearby  
Roof                           Vinyl Shingles  
Construction               Wood, Vinyl  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  August 16th, 2025  
Days on Market              67  
Zoning                        Zone 05

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