

# \$380,000 - 1234 105 Street, Edmonton

MLS® #E4457448

**\$380,000**

2 Bedroom, 2.00 Bathroom, 1,167 sqft  
Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Discover effortless living in this beautifully maintained 45+ adult bungalow in sought after Bearspaw. Inside, a bright open concept design with natural light creates a warm and inviting atmosphere. The main floor features a primary retreat with a huge walk-in closet, a beautifully updated skylit bathroom, and convenient main floor laundry. The modern kitchen includes a generous breakfast nook overlooking an ample composite deck and peaceful Bearspaw Park. The fully finished lower level features a second bedroom with an electric fireplace, walk-in closet and private ensuite bathroom, along with a versatile den ideal for an office or hobby room. This home is complete with central A/C, an attached single garage, and community clubhouse access. Recent upgrades include new vinyl plank flooring (2024), fresh paint (2024), window coverings (2024), updated light fixtures & shelving (2024) & all new appliances (2025). This modern home blends comfort, style and peace of mind - everything you've been searching for!

Built in 1987

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457448  |
| Price  | \$380,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,167             |
| Acres          | 0.00              |
| Year Built     | 1987              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1234 105 Street     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6J9             |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Club House, Deck, No Smoking Home, Party Room, Skylight, Social Rooms, Vinyl Windows |
| Parking   | Single Garage Attached                                                                                                   |

### Interior

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

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stucco                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Keheewin Elementary School |
|------------|----------------------------|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 16              |
| Condo Fee      | \$492                |

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Listing information last updated on September 16th, 2025 at 8:47pm MDT