

## \$319,000 - 93 Hearthstone, Edmonton

MLS® #E4426030

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,354 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Location Location Location! Welcome to Brander Gardens a lovely , safe and quiet tree lined complex, located in the heart of Terwillegar walking distance to River Valley trails, dog friendly neighbourhood with many off leash dog parks, and many great cafes and shopping. This wonderful 1354 sq ft 2 story end unit town home offers 3 bedrooms, 3 bathrooms, f/fin basement with kitchen, single attached garage and your very own back yard. The main floor is flooded with natural light from your west facing back yard, spacious entrance, large living room with wood burning fireplace, dining room, gally kitchen with a brand new refrigerator and rounded off with a powder room. Upstairs features 3 large bedrooms and a 4 piece bathroom, the primary is complete with a walk in closet an access to the bathroom. The finished basement is great for entertaining, the fantastic rec rom is coupled with a kitchen and laundry room includes brand new washer and dryer. A must see property with undeniable value!

Built in 1976

### Essential Information

MLS® # E4426030

Price \$319,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,354             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 93 Hearthstone  |
| Area        | Edmonton        |
| Subdivision | Brander Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5E5         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home |
| Parking   | Single Garage Attached                                      |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 14          |
| Condo Fee      | \$486            |

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