

## \$155,000 - 8417 29 Avenue, Edmonton

MLS® #E4438036

**\$155,000**

3 Bedroom, 1.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Tipaskan, Edmonton, AB

**RENOVATION-FRIENDLY 3 BEDROOM IN LAURENTIAN TIPASKAN** A great opportunity for investors or first-time buyers looking to add value! This 3-bedroom, 1-bath townhome offers over 1,000 sq ft of living space in the desirable community of Tipaskan. The home is functional and features a newer furnace and in-suite laundry, making it the perfect canvas for your updates. The layout includes a spacious main floor, large windows for natural light, and a North-facing fenced yard ideal for summer evenings. While the interior shows wear and is dated, it's priced accordingly—offering excellent potential for a cosmetic renovation or long-term investment. Assigned parking is included, and the location is hard to beat—just minutes from Grey Nuns Hospital, Anthony Henday, schools, parks, shopping, and public transit. A smart buy for those looking to build equity or grow their portfolio. Don't miss this value-packed opportunity! (Some photos have been staged or digitally modified.)

Built in 1978

### Essential Information

MLS® # E4438036

Price \$155,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 958               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8417 29 Avenue |
| Area        | Edmonton       |
| Subdivision | Tipaskan       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3M8        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Detectors Smoke, Hot Water Natural Gas |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 29        |
| Condo Fee      | \$323          |

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