

## \$439,900 - 103 Eagle Ridge Place, Edmonton

MLS® #E4161107

### \$439,900

3 Bedroom, 3.00 Bathroom, 1,668 sqft  
Condo / Townhouse on 0 Acres

Henderson Estates, Edmonton, AB

Welcome to Brass III Eagle Ridge. A rare opportunity to own this exquisite property on the edge of the river valley and walking distance to Terwillegar Park. \$30,000 in renovations include hardwood floors, a complete repaint, 5 1/2" baseboards and electric fireplace in family room. This pristine end unit townhomes features: three bedrooms, two and half baths, (Jetted tub in master ensuite), spacious den, large windows with SE exposure and a well appointed living and dining room with a 3 sided gas fireplace for those chilly nights. The nicely designed kitchen is located at the front of the home and is complimented with a good size eating nook. Oversized heated double attached garage with lots of storage. A raised deck off the living room leads to a well treed backyard. Only 23 units in this very well managed and maintained complex with low monthly condo fees of only \$227. Pet friendly and not age restricted. Very few listings ever in this complex. Truly one of SW Edmonton's Gems

Built in 1994

### Essential Information

MLS® #	E4161107
Price	\$439,900
Bedrooms	3



Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y
Square Footage	1,668
Acres	0.08
Year Built	1994
Property Type	Condo / Townhouse
Building Type	Townhouse
Style	2 Storey

### **Community Information**

Condo Name	Brass III Eagle Ridge
Address	103 Eagle Ridge Place
Area	Edmonton
Community	Henderson Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2M8

### **Amenities**

Features	Deck, Detectors Smoke, See Remarks
Parking Spaces	4
Exterior Features	Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Parking	Double Garage Attached
# Garage Parking Spaces	2

### **Interior**

Flooring	Carpet, Ceramic Tile, Hardwood
Goods Included	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	3

## Exterior

Exterior	Brick, Stucco
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## School Information

Elementary	EARL BUXTON
Middle	RIVERBEND
High	LILLIAN OSBOURN

## Additional Information

Condo Fee	\$227
Condo Fee Includes	Insurance for Common Areas, Landscape and Snow Removal, Reserve Fund Contributions
HOA Fees	175.00
HOA Fees Freq.	Annually
Front Exposure	West

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on September 20th, 2019 at 5:01pm CDT