

## \$223,900 - 31 7604 29 Avenue, Edmonton

MLS® #E4463687

### \$223,900

3 Bedroom, 1.50 Bathroom, 1,322 sqft  
Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Welcome home to this beautiful 3 bedroom townhouse condo in a convenient South Edmonton location. Thoughtfully refreshed with new flooring, fresh paint, new countertops, and a new furnace, this home is truly move-in ready. The main floor offers a spacious bedroom, a 2-pc bath, and a cozy fireplace for those winter evenings. Upstairs, you'll find two generous bedrooms including a large primary suite with a walk-in closet, sun deck, and a renovated full bath with double sinks. Enjoy two assigned parking stalls right out front, and close to schools, shopping, and transit; this well-located home offers comfort, convenience, and excellent value for today's buyer.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463687  |
| Price          | \$223,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,322     |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 31 7604 29 Avenue |
| Area        | Edmonton          |
| Subdivision | Kameyosek         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6K 3Z2           |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Patio |
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Glass Door, Mantel                                                                           |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Partially Finished                                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                         |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco, Vinyl                         |
| Foundation        | Concrete Perimeter                          |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Kameyosek School    |
| Middle     | Edith Rogers School |

High

J. Percy Page School

### **Additional Information**

Date Listed            October 27th, 2025

Days on Market      16

Zoning                Zone 29

Condo Fee            \$466

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