

## \$219,900 - 248 Surrey Gardens Gardens, Edmonton

MLS® #E4428517

**\$219,900**

3 Bedroom, 1.00 Bathroom, 1,050 sqft  
Condo / Townhouse on 0.00 Acres

Lymburn, Edmonton, AB

STUDIO-LIKE feel with this AWESOME main-level carriage bungalow condo unit @ Surrey Gardens. Amazing opportunity for 1st time buyers & investors. Tremendous location w/easy access to Hwy 2 & Anthony Henday PLUS a hop away from transit, parks, library, YMCA, schools, shopping & entertainment. Features 2 bdrms, PLUS den (great work/study space OR convert to 3rd bdrm), 4 pc bath, in-suite laundry & loads of charm. HANDSOMELY RENOVATED with focus on KITCHEN|BATH (new appliances, quartz countertops throughout, cabinetry w/chrome finishings, backsplash, trim, baseboards, vanity, toilet, tile, some lighting). Foyer off front porch & landscaped courtyard, greets you to open concept living/dining area w/corner wood fireplace & plenty of space to live comfortably. Private owner's suite is complimented by large WIC w/NEW built-in shelving & access to NEWLY RENO'D BATHROOM. Well-maintained complex & reasonable condo fees. Assigned parking stall 140, visitor parking & exterior storage/utility room. MOVE IN READY, MUST SEE!



Built in 1977

### Essential Information

MLS® #	E4428517
Price	\$219,900

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,050
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	248 Surrey Gardens Gardens
Area	Edmonton
Subdivision	Lymburn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Z3

### **Amenities**

Amenities	Detectors Smoke, Front Porch, Parking-Visitor, See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	LYMBURN SCHOOL K-6
Middle	PARKVIEW SCHOOL 7-9
High	JASPER PLACE SCHOOL 10-12

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	30
Zoning	Zone 20
Condo Fee	\$529

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