

## \$239,900 - 6 15128 22 Street, Edmonton

MLS® #E4431308

**\$239,900**

2 Bedroom, 1.50 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Corner Unit, Move-In Ready 2-Storey Townhouse! This bright and spacious 2 bed, 1.5 bath home offers the perfect blend of comfort and convenience. Fresh new carpet and warm neutral tones create a welcoming feel throughout. The main floor features a large living room with cozy gas fireplace, a handy half bath, and a bright eat-in kitchen with pantry, ample cupboard and counter space, and patio doors leading to a sunny south-facing deck overlooking greenspace. Upstairs, you'll find two generous bedrooms and a full 4-piece bath with extra storage. The lower level includes laundry, storage, utility room, and access to the oversized single garage. Ideally located near schools, shopping, transit, and all amenities—this affordable gem is perfect for first-time buyers, downsizers, or investors. Don't wait—this one's priced to sell!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431308  |
| Price      | \$239,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,062             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6 15128 22 Street |
| Area        | Edmonton          |
| Subdivision | Fraser            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Y 2W5           |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Deck, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 35          |
| Condo Fee      | \$446            |

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Listing information last updated on April 20th, 2025 at 2:17pm MDT