

## \$200,000 - 145 Roseland Village, Edmonton

MLS® #E4430321

**\$200,000**

2 Bedroom, 1.50 Bathroom, 1,037 sqft  
Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Welcome home to this charming townhouse that feels just right the moment you step inside. With over 1,035 SqFt of beautifully finished living space, this home is updated, modern, and completely move-in ready. The thoughtful layout offers two spacious bedrooms, 1.5 baths, and a cozy atmosphere that instantly makes you feel at ease. The west-facing exposure fills the space with natural light, while the fenced yard and low-maintenance patio offer the perfect spot for summer BBQs, quiet morning coffee, or evening unwinding. You'll love the convenience of assigned powered parking, low condo fees, and the bonus of a blank canvas in the basement, ideal for storage, a home gym, or your future recreation room. Whether you're just starting out, downsizing, or looking for your first place to call your own, why rent when you can own a place this cute and this cared for?



Built in 1969

### Essential Information

MLS® #	E4430321
Price	\$200,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,037
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	145 Roseland Village
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5R6

### **Amenities**

Amenities	Parking-Plug-Ins, Storage-In-Suite
Parking Spaces	1
Parking	Stall, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 8

Zoning Zone 02

Condo Fee \$268

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