

\$475,000 - 122 Falconer Court, Edmonton

MLS® #E4438081

\$475,000

4 Bedroom, 3.00 Bathroom, 1,418 sqft

Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

RARE GEM â€“ NO ATTACHED NEIGHBOUR! Enjoy having your own home in The Villas at Riverbend 45+ Community. This fully finished bungalow offering over 2,500 sq ft total living space & a total of 4 bedrooms, is move in ready. Private front foyer leads into your formal dining & living room w/ VAULTED CEILING, an abundance of windows for natural light & 3 sided gas f/p. Around the corner, your kitchen is complete w/ newer granite countertops (approx. 10 yrs), some updated appliances (induction stove, microwave, d/w 2020) & a walk in pantry. Also featuring newer hardwood flooring (approx. 8-9 yrs), spacious dining nook w/ patio door access to deck (w/ gas line). Spacious Primary suite w/ walk-in closets & 4 piece ensuite. Second bedroom could be an office, next to a 3-piece bath. The laundry room (2019) is tucked away along w/ access to DOUBLE ATTACHED GARAGE. FULLY FINISHED BASEMENT w/ 9 ft ceilings, generous rec room PLUS 2 ADDITIONAL LARGE BEDROOMS & 4-piece bath. A/C & PETS ALLOWED. SHINGLES MAY 2025.



Built in 1999

Essential Information

MLS® # E4438081

Price \$475,000

| | |
|----------------|----------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,418 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Condo / Townhouse |
| Sub-Type | Detached Condominium |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 122 Falconer Court |
| Area | Edmonton |
| Subdivision | Falconer Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 2V8 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, Stove-Induction |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Three Sided |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

| | |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 24 |
| Zoning | Zone 14 |
| Condo Fee | \$450 |

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Listing information last updated on June 16th, 2025 at 8:02pm MDT