

## \$269,900 - 18262 91 Avenue, Edmonton

MLS® #E4449869

**\$269,900**

4 Bedroom, 2.50 Bathroom, 1,424 sqft  
Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

RARE FAMILY STYLE HOME FIND! 4 BEDROOM, 3 BATH, END UNIT Townhome located in clear sight of Belmead Elementary, parks, playground, WEM, shopping & public transit. This unique property has 3 entrance doors - Front, Back, & side. The side entry could be used for a private office separate from the living quarters so it makes the perfect "work from home office" set up you have ever seen in a townhome! Recent upgrades include, fully painted, laminate floors, carpet, updated bathrooms, closet doors, trim, 5 appliances, etc. One of the best features of this home besides being an end unit is the incredible full ensuite bath in the primary as that is the rarest townhouse feature out there! Enjoy a full fenced south facing yard, visitor parking right beside the unit and ample street parking right out front as well. Basement is partially finished with a theatre style room set up & separate laundry area in the mechanical area. Fantastic location near Henday & 178 incredible price for home like this!

Built in 1977

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449869  |
| Price    | \$269,900 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,424             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18262 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmead         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1T6         |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Closet Organizers, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking Spaces | 1                                                                  |
| Parking        | Front Drive Access, Stall                                          |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Belmead      |
| Middle     | Alex Janvier |
| High       | Jasper Place |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 20         |
| Condo Fee      | \$301           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 12:17am MDT