

## \$239,900 - 13611 28 Street, Edmonton

MLS® #E4436177

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,414 sqft

Condo / Townhouse on 0.00 Acres

Kernohan, Edmonton, AB

Located in the desirable community of Kernohan, this 3+1 bedroom, 2.5-bathroom townhouse offers incredible potential for the right buyer. If you're handy and looking for a project, this is your chance to add value and truly make it your own. The main floor features a functional layout with great natural light and access to a nice-sized backyard, perfect for relaxing or entertaining. Upstairs, you'll find three bedrooms including a spacious primary suite. The single attached front garage provides added convenience, especially during the winter months. Downstairs, the basement includes a fourth bedroom and a 4-piece bathroom that's roughed in and just needs your finishing touch—offering even more space and value. Ideally located close to schools, parks, Yellowhead Trail, the Anthony Henday, this home is perfect for commuters, families, or investors looking to build equity. Whether you're a first-time buyer, investor, or someone looking to put in a bit of work for a great return!

Built in 1978

### Essential Information

MLS® # E4436177

Price \$239,900

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,414
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13611 28 Street
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4B5

### **Amenities**

Amenities	Hot Water Natural Gas
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	17
Zoning	Zone 35
Condo Fee	\$316

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