

# \$399,000 - 34 1130 Falconer Road, Edmonton

MLS® #E4420975

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,505 sqft  
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Welcome to "The Summit", located in Falconer Heights of Riverbend! This end unit offers open floor plan, vaulted ceiling and almost 2000 sq. ft. of developed living space.

Upgrades include windows, high efficiency furnace with heat pump/AC unit! Exceptionally large primary bedroom with 5 piece ensuite and walk in closet, lots of storage, main floor laundry, engineered hardwood floor, remodeled kitchen and large eating area.

Double attached garage with double drywall/insulated. Complex is well run and cared for with mature trees, new asphalt and curbs as well taken care of grounds. Easy access to walking trails/footbridge. Close to park, shopping, medical, restaurants and more!

Built in 1992

## Essential Information

MLS® #	E4420975
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.00
Year Built	1992



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	34 1130 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2J6

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	54
Zoning	Zone 14

Condo Fee            \$573

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 April 5th, 2025 at 12:47pm MDT