

## \$439,800 - 21 1130 Falconer Road, Edmonton

MLS® #E4426950

**\$439,800**

2 Bedroom, 3.00 Bathroom, 1,467 sqft  
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

**GORGEOUS WALKOUT DUPLEX** on a **GREENBELT** in desirable River Ridge. Meticulously maintained unit features spacious living rm w/ feature fireplace, soaring windows, sizeable kitchen & bright dining nook. 2nd floor boasts 2 sizeable bdrms, 2 bthrms & laundry. Primary suite has walk-in closet w/ well-designed built-ins plus updated ensuite w/ newer vanity, soaker tub & walk-in shower. Find additional space in recently renovated basement w/ second living rm & bright bedroom/flex rm. Plus renovated 3pc bthrm w/ quartz counter/tiled shower. Enjoy summer evenings on the spacious upper deck overlooking a greenbelt or get cozy on the ground level patio. Features incl AC, freshly painted, water softener, water tank (2023), updated furnace (2010), newer windows, new garage opener, double garage & extra storage. Well-maintained complex (new roads) & grounds very well-kept. Falconer Heights Park easily accessible plus treed walking trails directly behind unit. All amenities & major arteries easily accessible.

Built in 1992

### Essential Information

MLS® #	E4426950
Price	\$439,800



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,467
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	21 1130 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2J6

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Parking-Visitor, Walkout Basement, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	StMary/EarlBuxton
Middle	JosephMacneil/Riverbend
High	MMM/LillianOsborne

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	50
Zoning	Zone 14
HOA Fees Freq.	Annually
Condo Fee	\$666

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