

## \$279,900 - 12 3115 119 Street, Edmonton

MLS® #E4456277

**\$279,900**

3 Bedroom, 1.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

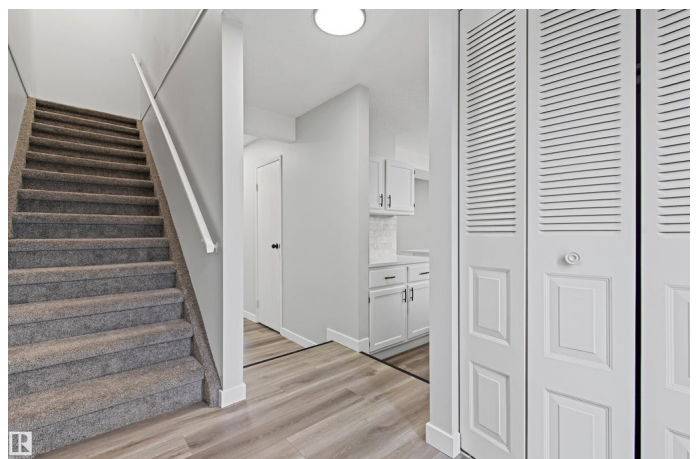
Sweet Grass, Edmonton, AB

Welcome to your dream home in the delightful Sweetgrass neighborhood! This exquisitely renovated 3-bedroom treasure is sure to capture your heart. Step into a breathtaking kitchen featuring gleaming NEW QUARTZ COUNTERTOPS & modern NEW STAINLESS STEEL APPLIANCES. The low-maintenance backyard is an inviting oasis, ideal for relaxation or entertaining guests. Elegant NEW VINYL PLANK FLOORING adorns the main level, complemented by cozy NEW CARPET upstairs for added comfort. The location is unbeatable—mere steps from the scenic Whitemud Creek Ravine, Derrick Golf & Winter Club, and Snow Valley Ski Club. Families will appreciate the designated school zone for the esteemed Vernon Barford Junior High and Harry Ainlay High School. Upstairs, the expansive primary bedroom enchants with sophisticated mirrored doors opening to a luxurious 4-piece bathroom. 2 additional bedrooms provide ample closet space, perfect for family, guests or a home office.

Built in 1982

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456277  |
| Price    | \$279,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,255             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 3115 119 Street |
| Area        | Edmonton           |
| Subdivision | Sweet Grass        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5N5            |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                           |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Brick Facing                                                               |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                         |
| Exterior Features | Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Stone, Vinyl                         |

Foundation                Concrete Perimeter

**School Information**

Elementary                Sweet Grass School  
Middle                      Vernon Barford School  
High                         Harry Ainlay School

**Additional Information**

Date Listed                September 5th, 2025  
Days on Market        54  
Zoning                      Zone 16  
Condo Fee                 \$330

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