

## \$274,900 - 11805 32a Avenue, Edmonton

MLS® #E4456669

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,283 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this beautiful 2-storey townhome in the highly sought-after Sweet Grass community and the desirable Par Three Estates complex! Featuring 3 bedrooms, 2 half bathrooms, and a full bathroom, this home offers plenty of space for the whole family. The bright and spacious living room boasts laminate floors, a cozy fireplace, and an adjoining dining area. The white kitchen provides ample counter space and generous storage. Upstairs, you'll find newer laminate flooring throughout, a large primary bedroom with a 2-piece en-suite, two additional bedrooms, and a 4-piece bathroom. Enjoy a low-maintenance, fully fenced south-facing backyard and the convenience of TWO ASSIGNED PARKING STALLS. This quiet, well-managed complex is close to bus routes, LRT to the U of A, Sweet Grass Elementary, Vernon Barford Jr. High, two nearby high schools, the Derrick Golf Club, and Whitemud Creek Ravine trails. A wonderful place to call home!

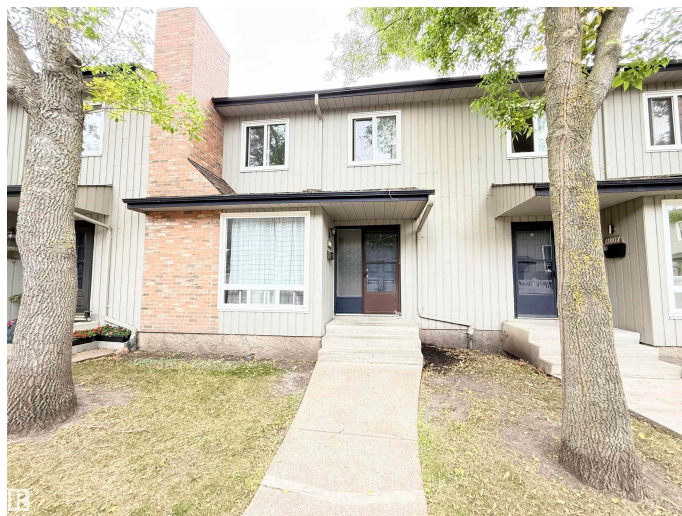
Built in 1981

### Essential Information

MLS® # E4456669

Price \$274,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,283             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11805 32a Avenue |
| Area        | Edmonton         |
| Subdivision | Sweet Grass      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 5K8          |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | No Smoking Home  |
| Parking Spaces | 2                |
| Parking        | 2 Outdoor Stalls |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Stories           | 2                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                       |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 61                  |
| Zoning         | Zone 16             |
| Condo Fee      | \$361               |

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Listing information last updated on November 7th, 2025 at 6:47am MST