

\$259,800 - 8 1 Garden Grove, Edmonton

MLS® #E4462926

\$259,800

3 Bedroom, 2.50 Bathroom, 1,230 sqft
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this inviting home ideally located across from Duggan Park—just steps from schools and only minutes to South Edmonton Common! Enjoy easy access to public transportation right by the townhome, and with Calgary Trail nearby, shopping and dining are just a short drive away. Inside, the main floor features a bright living area and convenient 2-piece bath. Upstairs, you’ll find three spacious bedrooms and a 4-piece washroom, perfect for families. The finished basement offers even more space with a cozy recreation room, large bonus room, and another full 4-piece bath. Recent upgrades include a new hot water tank (2024) and roof (2025), giving you peace of mind for years to come. Complete with an assigned parking stall, this home offers incredible value for both first-time buyers and investors alike. With its prime location and thoughtful updates, this property truly combines comfort, convenience, and potential!

Built in 1971

Essential Information

MLS® #	E4462926
Price	\$259,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8 1 Garden Grove
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2L3

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 21st, 2025
Days on Market	22
Zoning	Zone 16
Condo Fee	\$369

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 November 12th, 2025 at 7:02pm MST