

Courtesy Of Janeen Tinker Of Real Broker

## \$357,000 - 1232 105 Street, Edmonton

MLS® #E4427790

**\$357,000**

3 Bedroom, 3.00 Bathroom, 1,212 sqft  
Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Welcome to this beautiful adult bungalow in sought-after Bearspaw's 45+ community of Brookside Estates - a perfect blend of comfort, accessibility & privacy. This meticulously maintained half duplex features a timeless white kitchen w/newer stainless steel appliances, 2 spacious upper bedrooms including the primary suite w/3-piece ensuite, plus another full 4 piece bathroom. The extra-wide hallway ensures easy mobility. Other notables include: newer flooring, paint, furnace & more! All this, plus a finished basement, DOUBLE car garage, AC & a screened-in sun-room backing onto a serene open field—a private retreat for peaceful mornings & quiet evenings. The community clubhouse is perfect for socializing & staying active with a pool table, full kitchen & plenty of space for hosting events. Experience the best of adult living in this quiet, private & welcoming community - within walking distance of all amenities, tennis courts, YMCA, community garden, walking trails, Bearspaw Lake, etc.

Built in 1987

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427790  |
| Price    | \$357,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,212             |
| Acres          | 0.00              |
| Year Built     | 1987              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1232 105 Street     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6J9             |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Sunroom, See Remarks |
| Parking   | Double Garage Attached                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed March 27th, 2025

Days on Market 11

Zoning Zone 16

Condo Fee \$533

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Listing information last updated on April 7th, 2025 at 3:32pm MDT