

## \$175,000 - 193 Roseland Village, Edmonton

MLS® #E4440960

**\$175,000**

3 Bedroom, 1.50 Bathroom, 1,163 sqft  
Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Looking for affordability & Low Condo fees? Roseland Village offers the perfect place to raise a family in a secure townhouse community. This end unit townhouse has 3 Generous Sized Bedrooms, 1.5 Baths a full Basement, energized parking stall and a small yard. Pets are welcome. Why not customize, upgrade & tinker while building equity in your own home rather than spending money on renting. Close to Schools, Shopping and Playgrounds, you also have easy access to Northgate, Londonderry Mall, Hwy 2 North and the Manning Freeway. Newer Hot water Tank. Some Pictures are Virtually Staged. With a bit of elbow grease make this a great home or rental!

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440960  |
| Price          | \$175,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,163     |
| Acres          | 0.00      |
| Year Built     | 1969      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 193 Roseland Village  |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 5R6               |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home |
| Parking   | Stall                                              |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                        |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Brick, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 02        |
| Condo Fee      | \$296          |

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