

## \$605,000 - 1346 Potter Greens Drive, Edmonton

MLS® #E4441856

**\$605,000**

2 Bedroom, 2.00 Bathroom, 1,720 sqft  
Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

This beautifully renovated adult-living bungalow backs directly onto the Lewis Estates Golf Course and offers stunning views of the pond and trees. With thoughtful upgrades throughout—including golf ball window protection on the back of the home, new appliances, epoxy flooring in the double attached garage, a new composite deck, and central A/C—this home blends comfort and peace of mind. Inside, you'll find two spacious bedrooms and two bathrooms, a cozy living area with a gas fireplace, a bright and functional kitchen with a dining nook overlooking the golf course, plus a separate formal dining room and an additional living space perfect for entertaining or relaxing. The basement is ready for your personal touch—whether you envision a home gym, rec room, or extra storage, the possibilities are endless. Located in a quiet, well-maintained adult community, this home offers low-maintenance living in one of West Edmonton's most desirable neighborhoods.

Built in 1992

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4441856  |
| Price  | \$605,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,720             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1346 Potter Greens Drive |
| Area        | Edmonton                 |
| Subdivision | Potter Greens            |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 6A3                  |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Deck, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                      |
| Stories           | 1                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 58         |
| Condo Fee      | \$564           |

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Listing information last updated on June 16th, 2025 at 6:32am MDT