

## \$289,900 - 304 6220 Fulton Road, Edmonton

MLS® #E4452451

### \$289,900

2 Bedroom, 2.00 Bathroom, 1,124 sqft

Condo / Townhouse on 0.00 Acres

Fulton Place, Edmonton, AB

Fulton Court is an adult living (40+) building surrounded by many amenities to enjoy. This 2 bedroom + 2 full bathroom unit has been upgraded with a fresh coat of paint, new baseboards, new luxury vinyl throughout and all new kitchen appliances. Once inside you will appreciate the space and storage in the bedrooms. The laundry room storage has more than ample storage. The balcony is east facing to enjoy the morning sunshine. Each unit has their own furnace room on the balcony so you can adjust your temperature as you like. Building has a quaint library, heating parkade w/car wash bay, workshop, social room & exercise room, and a lovely private outside courtyard. Condo fees include cable & Rogers Infinity internet.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452451  |
| Price          | \$289,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,124     |
| Acres          | 0.00      |
| Year Built     | 1992      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 6220 Fulton Road |
| Area        | Edmonton             |
| Subdivision | Fulton Place         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6A 3T4              |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Car Wash, Deck, Exercise Room, No Animal Home, No Smoking Home, Secured Parking, Security Door, Vinyl Windows, Workshop |
| Parking Spaces | 1                                                                                                                                           |
| Parking        | Heated, Parkade, Underground                                                                                                                |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| # of Stories      | 3                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 19           |
| Condo Fee      | \$706             |

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Listing information last updated on August 20th, 2025 at 7:17pm MDT