

## \$155,000 - 8417 29 Avenue, Edmonton

MLS® #E4438036

**\$155,000**

3 Bedroom, 1.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Tipaskan, Edmonton, AB

**RENOVATION-FRIENDLY 3 BEDROOM IN LAURENTIAN TIPASKAN** A great opportunity for investors or first-time buyers looking to add value! This 3-bedroom, 1-bath townhome offers over 1,000 sq ft of living space in the desirable community of Tipaskan. The home is functional and features a newer furnace and in-suite laundry, making it the perfect canvas for your updates. The layout includes a spacious main floor, large windows for natural light, and a North-facing fenced yard ideal for summer evenings. While the interior shows wear and is dated, it's priced accordingly—offering excellent potential for a cosmetic renovation or long-term investment. Assigned parking is included, and the location is hard to beat—just minutes from Grey Nuns Hospital, Anthony Henday, schools, parks, shopping, and public transit. A smart buy for those looking to build equity or grow their portfolio. Don't miss this value-packed opportunity! (Some photos have been staged or digitally modified.)

Built in 1978

### Essential Information

MLS® # E4438036

Price \$155,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8417 29 Avenue
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3M8

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Hot Water Natural Gas
Parking Spaces	1
Parking	Parkade

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	13
Zoning	Zone 29
Condo Fee	\$323

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 June 4th, 2025 at 6:02pm MDT