

## \$325,000 - 21 903 109 Street, Edmonton

MLS® #E4449368

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Welcome to easy living in this charming bungalow duplex, nestled in a quiet 50+ community just steps from Blackmud Creek Ravine. Perfect for those ready to downsize without compromise, this 2+1 bedroom, 2 bath home offers the space you need with the low-maintenance lifestyle you want. Enjoy a bright kitchen with oak cabinets, main floor laundry, and the peace of no rear neighbours. The finished basement adds flexibility for guests or hobbies. The attached garage keeps you out of the elements, while the nearby dog park, trails, shopping, medical services, and transit make daily life a breeze. The vibrant clubhouse is a true gem—complete with a full kitchen, games room, piano, and space to gather with friends. This is more than a home—it's a lifestyle. \*\*Some photos are virtually staged\*\*

Built in 1989

### Essential Information

MLS® #	E4449368
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00



Year Built	1989
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	21 903 109 Street
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6R1

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$561

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