

Courtesy Of Tara Smith Of Century 21 Leading

## **\$449,900 - 1051 109 Street, Edmonton**

MLS® #E4463899

### **\$449,900**

2 Bedroom, 3.00 Bathroom, 2,037 sqft  
Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Enjoy privacy and space in this beautiful home nestled in the mature and sought-after community of Bearspaw, just steps away from the scenic Blackmud Creek Ravine. The main floor offers a bright and inviting layout featuring a formal dining area, a stylish kitchen with granite countertops, stainless steel appliances, and a cozy breakfast nook. The spacious living room flows seamlessly into the massive owner's suite, complete with a luxurious ensuite featuring a separate tub, shower, and double vanity. Upstairs you'll find a second bedroom, full bathroom, and a versatile den that overlooks the living room — perfect for a home office or reading space. The fully developed basement provides an abundance of storage, additional living space, and a convenient half bath. This 2000+ sq. ft. home has seen numerous upgrades, including fresh neutral paint, new flooring, updated light fixtures, a new hot water tank, upgraded electrical, new humidifiers on the dual furnaces, new blinds throughout and so much more.

Built in 1980

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4463899  |
| Price  | \$449,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 2,037             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1051 109 Street     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5G2             |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Electric, Patio |
| Parking   | Double Garage Attached, Over Sized                                |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                       |
| Fireplaces        | Granite Surround                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

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

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Schools |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$910              |

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Listing information last updated on November 4th, 2025 at 1:02pm MST