

Courtesy Of Erin Holowach Of ComFree

## \$509,900 - 47 1130 Falconer Road, Edmonton

MLS® #E4421984

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,391 sqft  
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

Welcome to this beautifully updated split-level home in Falconer Heights, offering over 2000 sqft of meticulously renovated living space. With over \$175,000 in upgrades, this property is move-in ready and perfect for those seeking both comfort and quality. The kitchen features modern appliances, granite countertops, and ample cabinet space, flowing effortlessly into a bright dining area and a cozy living room complete with a new fireplace. Upstairs, youâ€™ll find generously sized bedrooms, including a master suite that offers a private escape. The fully finished basement provides additional space for a family room, office, or gym. With a heated double garage for parking and storage, this home has been designed to meet all your practical and aesthetic needs. Located in the heart of Falconer Heights, this home offers convenient access to nearby shopping, dining, and parks, making it an ideal place to enjoy the best of what the community has to offer.

Built in 1992

### Essential Information

MLS® #	E4421984
Price	\$509,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,391
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	3 Level Split
Status	Active

### Community Information

Address	47 1130 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2J6

### Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement

Parking 2 Outdoor Stalls, Double Garage Detached, Heated

### Interior

Interior Features ensuite bathroom

Appliances Air Cleaner-Electronic, Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings

Heating Forced Air-1, Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Mantel, Remote Control, Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	48
Zoning	Zone 14
HOA Fees	595.8
HOA Fees Freq.	Monthly
Condo Fee	\$596

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