

\$260,000 - 245 Primrose Gardens, Edmonton

MLS® #E4450496

\$260,000

3 Bedroom, 1.50 Bathroom, 1,068 sqft

Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to Primrose Gardens in Aldergrove! This beautifully updated 3-bed, 2-bath townhome offers stylish living without the luxury price tag. The main floor boasts new vinyl plank flooring, fresh paint, a crisp white kitchen with stainless steel appliances, river rock granite counters, and a renovated powder room. Enjoy natural light from large windows and a dedicated dining area. Upstairs features three spacious bedrooms and a fully updated bath with modern fixtures. The finished basement adds a large rec room, den, and laundry space. Craftsman-style trim, new doors, and lighting throughout. Step outside to your fully fenced, south-facing yard with a concrete patio and mature apple tree—perfect for relaxing or entertaining. Ideally located near the vibrant West End: walk to parks, top schools, WEM, restaurants, Misericordia Hospital, YMCA, future LRT, and more. Move-in ready and full of charm—don't miss this one!

Built in 1973

Essential Information

MLS® #	E4450496
Price	\$260,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	245 Primrose Gardens
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0R1

Amenities

Amenities	Front Porch, No Animal Home, No Smoking Home
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	7
Zoning	Zone 20
Condo Fee	\$335

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 August 7th, 2025 at 11:33am MDT