

## \$194,500 - 125 Woodborough Way, Edmonton

MLS® #E4457544

### \$194,500

3 Bedroom, 1.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

QUIET TOWNHOME LIVING near PARKS, SCHOOLS, SHOPPING, TRANSIT, FISHING, RIVER VALLEY TRAIL SYSTEM & more. This 3 Bedroom, 1 Bath is 1117 sqft + finished basement, with family room, Laundry & Storage. From When you walk in, youâ€™ll appreciate the stainless-steel appliances, vinyl tile floors in the kitchen. Living room with Laminate Floor & sliding door to the fenced yard with storage shed and large deck. Upstairs is carpeted and Primary Bedroom very spacious with wall-to-wall closet. Condo fees are \$375/mth, includes 1 assigned parking stall (if you need a 2nd, speak with management). Great for a first-time homeowner, or investment property. Possession date is flexible.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457544  |
| Price          | \$194,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,119     |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 125 Woodborough Way |
| Area        | Edmonton            |
| Subdivision | Bannerman           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 1N2             |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Stories      | 2                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 35              |

Condo Fee                \$375

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Listing information last updated on September 14th, 2025 at 12:32am MDT