

## \$439,800 - 21 1130 Falconer Road, Edmonton

MLS® #E4426950

**\$439,800**

2 Bedroom, 3.00 Bathroom, 1,467 sqft  
Condo / Townhouse on 0.00 Acres

Falconer Heights, Edmonton, AB

GORGEOUS WALKOUT DUPLEX on a GREENBELT in desirable River Ridge. Meticulously maintained unit features spacious living rm w/ feature fireplace, soaring windows, sizeable kitchen & bright dining nook. 2nd floor boasts 2 sizeable bdrms, 2 bthrms & laundry. Primary suite has walk-in closet w/ well-designed built-ins plus updated ensuite w/ newer vanity, soaker tub & walk-in shower. Find additional space in recently renovated basement w/ second living rm & bright bedroom/flex rm. Plus renovated 3pc bthrm w/ quartz counter/tiled shower. Enjoy summer evenings on the spacious upper deck overlooking a greenbelt or get cozy on the ground level patio. Features incl AC, freshly painted, water softener, water tank (2023), updated furnace (2010), newer windows, new garage opener, double garage & extra storage. Well-maintained complex (new roads) & grounds very well-kept. Falconer Heights Park easily accessible plus treed walking trails directly behind unit. All amenities & major arteries easily accessible.

Built in 1992

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426950  |
| Price  | \$439,800 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,467             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 21 1130 Falconer Road |
| Area        | Edmonton              |
| Subdivision | Falconer Heights      |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 2J6               |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Parking-Visitor, Walkout Basement, See Remarks |
| Parking Spaces | 4                                                                                                        |
| Parking        | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                              |
| Construction      | Wood, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                        |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | StMary/EarlBuxton       |
| Middle     | JosephMacneil/Riverbend |
| High       | MMM/LillianOsborne      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 14          |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$666            |

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Listing information last updated on May 2nd, 2025 at 1:17pm MDT