

## \$449,900 - 53 1130 Falconer Road, Edmonton

MLS® #E4450839

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,334 sqft  
Condo / Townhouse on 0.00 Acres

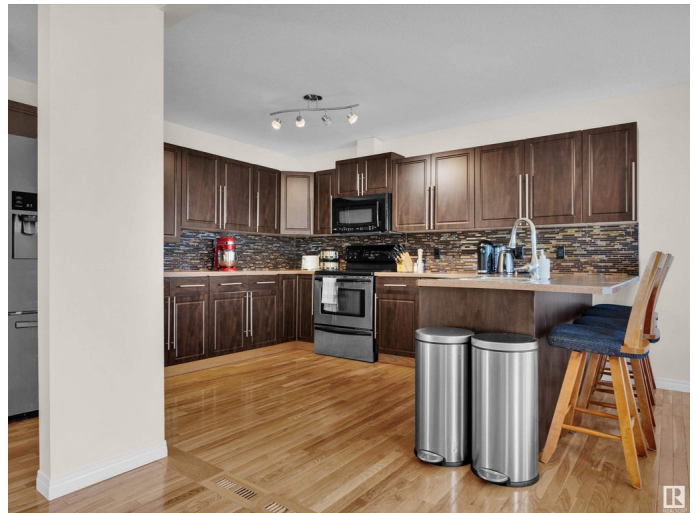
Falconer Heights, Edmonton, AB

**LOCATION! LOCATION!** Welcome to this executive townhouse with modern flair in a prestigious area close to shopping, schools, freeways, and amenities! This fully finished walkout offers 3 bedrooms, 3 full baths, and a spacious double garage. You'll love the open concept layout with vaulted ceilings, central A/C, chef-style kitchen with sit-up bar, stainless appliances, and a newer fridge and dishwasher. The walkout basement features new vinyl flooring, a 3rd bedroom, full bath, and blinds. Both the main and basement bathrooms have been beautifully renovated. Upgrades include a glass stair railing, ceramic tile in the foyer and stairs, newer furnace (2018), and full replacement of all plumbing lines and hot water tank in 2023. Complex has replaced all windows and doors. Extra cabinets added in the main bath. Enjoy BBQs with a gas line hookup and walking trails to the river valley just steps away. Laundry is upstairs with the bedrooms. Absolutely gorgeous and move-in readyâ€”this is the one!

Built in 1992

### Essential Information

MLS® #	E4450839
Price	\$449,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,334
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	53 1130 Falconer Road
Area	Edmonton
Subdivision	Falconer Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2J6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Earl Buxton School
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 14
Condo Fee	\$582

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Listing information last updated on August 2nd, 2025 at 10:47am MDT