

## \$200,000 - 145 Roseland Village, Edmonton

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MLS® #E4430321

### \$200,000

2 Bedroom, 1.50 Bathroom, 1,037 sqft  
Condo / Townhouse on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Welcome home to this charming townhouse that feels just right the moment you step inside. With over 1,035 SqFt of beautifully finished living space, this home is updated, modern, and completely move-in ready. The thoughtful layout offers two spacious bedrooms, 1.5 baths, and a cozy atmosphere that instantly makes you feel at ease. The west-facing exposure fills the space with natural light, while the fenced yard and low-maintenance patio offer the perfect spot for summer BBQs, quiet morning coffee, or evening unwinding. You'll love the convenience of assigned powered parking, low condo fees, and the bonus of a blank canvas in the basement, ideal for storage, a home gym, or your future recreation room. Whether you're just starting out, downsizing, or looking for your first place to call your own, why rent when you can own a place this cute and this cared for?



Built in 1969

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430321  |
| Price      | \$200,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 145 Roseland Village  |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 5R6               |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Parking-Plug-Ins, Storage-In-Suite |
| Parking Spaces | 1                                  |
| Parking        | Stall, See Remarks                 |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 02          |
| Condo Fee      | \$268            |

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