

## **\$709,900 - 1350 Potter Greens Drive, Edmonton**

MLS® #E4429210

**\$709,900**

3 Bedroom, 2.50 Bathroom, 1,875 sqft  
Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

It doesn't get any better! A beautifully renovated Adult Bungalow Condo in Potter Greens. This beautiful 1/2 duplex backs on to a pristine Golf Course. Private setting! Upon entering you will be greeted by a spacious living room with a fireplace and hardwood flooring. The dining room is open to the living room. The kitchen features granite counters, newer cabinetry and premium stainless steel appliances. Enjoy your breakfast with a panoramic view of the manicured golf course and nature at its best. The primary bedroom is very spacious and features a spectacular ensuite bath. We have a reading room to curl up in and enjoy your favorite book. There is a main floor office which can serve as a second bedroom. Main floor laundry. The basement is fully finished and features a huge Family room complete with a second fireplace and bar/serving area. In addition there are two more bedrooms, a flex room, gym, storage room and a full bath room. This home is open and bright. Tons of storage, double att. garage.

Built in 1992

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4429210  |
| Price  | \$709,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,875             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1350 Potter Greens Drive |
| Area        | Edmonton                 |
| Subdivision | Potter Greens            |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 6A3                  |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Wall Unit-Built-In |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached                                                                              |
| Is Waterfront  | Yes                                                                                                 |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Glass Door, See Remarks                                                                                                |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, No Through Road, Private Setting, Public Transportation |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Brick, Stucco                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                   |

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 27

Zoning Zone 58

Condo Fee \$564

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Listing information last updated on May 1st, 2025 at 4:02am MDT