

Courtesy Of Adam J Benke Of Real Broker

## \$210,000 - 5536 19a Avenue, Edmonton

MLS® #E4428392

**\$210,000**

3 Bedroom, 1.50 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Meyokumin, Edmonton, AB

**INCREDIBLE OPPORTUNITY!** This beautifully updated 3-bedroom townhouse in the quiet, family-friendly community of Meyokumin offers incredible value! Featuring a newer high-efficiency furnace and windows, along with laminate flooring throughout, this home is move-in ready. Enjoy the freshly painted interior, including the kitchen and bathrooms, plus brand-new stainless steel fridge and stove. The main floor boasts a bright and spacious layout with an updated half-bathroom, while the second floor includes a full 4-piece bathroom. The partially finished basement is framed and just needs drywall flooring. Recent major upgrades to the condo complex include new exterior siding with insulation, new roofing, soffits, fascia, new front concrete steps, and updated doors—ensuring long-term durability and curb appeal. Prime location! Situated directly across from one of Edmonton's top-rated elementary schools offering the prestigious Cogito academic program. Perfect for first-time buyers or families!

Built in 1978

### Essential Information

MLS® # E4428392

Price \$210,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	5536 19a Avenue
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2C1

### **Amenities**

Amenities	Crawl Space, Deck, Hot Water Natural Gas
Parking Spaces	1
Parking	Single Carport

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Meyokumin School (Cogito)  
Middle KISĀŠWĀ,TISIWIN SCHOOL  
High J. PERCY PAGE SCHOOL

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 3  
Zoning Zone 29  
Condo Fee \$466

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