

## \$279,900 - 11805 32a Avenue, Edmonton

MLS® #E4456669

**\$279,900**

3 Bedroom, 2.00 Bathroom, 1,283 sqft  
Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this beautiful 2-storey townhome in the highly sought-after Sweet Grass community and the desirable Par Three Estates complex! Featuring 3 bedrooms, 2 half bathrooms, and a full bathroom, this home offers plenty of space for the whole family. The bright and spacious living room boasts laminate floors, a cozy fireplace, and an adjoining dining area. The white kitchen provides ample counter space and generous storage. Upstairs, you'll find newer laminate flooring throughout, a large primary bedroom with a 2-piece en-suite, two additional bedrooms, and a 4-piece bathroom. Enjoy a low-maintenance, fully fenced south-facing backyard and the convenience of TWO ASSIGNED PARKING STALLS. This quiet, well-managed complex is close to bus routes, LRT to the U of A, Sweet Grass Elementary, Vernon Barford Jr. High, two nearby high schools, the Derrick Golf Club, and Whitemud Creek Ravine trails. A wonderful place to call home!

Built in 1981

### Essential Information

MLS® #	E4456669
Price	\$279,900
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,283
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11805 32a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K8

### Amenities

Amenities	No Smoking Home
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 7th, 2025
Days on Market	4
Zoning	Zone 16
Condo Fee	\$361

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