

## \$250,000 - 717 Village On The Green Green, Edmonton

MLS® #E4450759

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,372 sqft

Condo / Townhouse on 0.00 Acres

York, Edmonton, AB

This beautifully updated 3-bedroom, 1.5-bathroom home offers just under 1,400 sq ft of stylish, functional living space in the quiet and family-friendly community of Londonderry. Whether you're a first-time buyer or a savvy investor, this property is move-in ready and packed with value. Step inside to find a bright, modernized floor plan featuring fresh finishes throughout. The spacious living room is flooded with natural light and flows effortlessly into a newly renovated kitchen with updated cabinetry, countertops, and fixtures. Upstairs, you'll find three generously sized bedrooms, including a large primary suite with a walk-in closet. The partially finished basement offers flexible space for a home gym, office, or extra bedroom, and provides direct access to your two underground parking stalls. Enjoy peace of mind with updated appliances including a newer fridge, stove, washer, dryer, and hot water tank. The south-facing backyard is fully landscaped—perfect for kids, pets, or hosting summer BBQs.

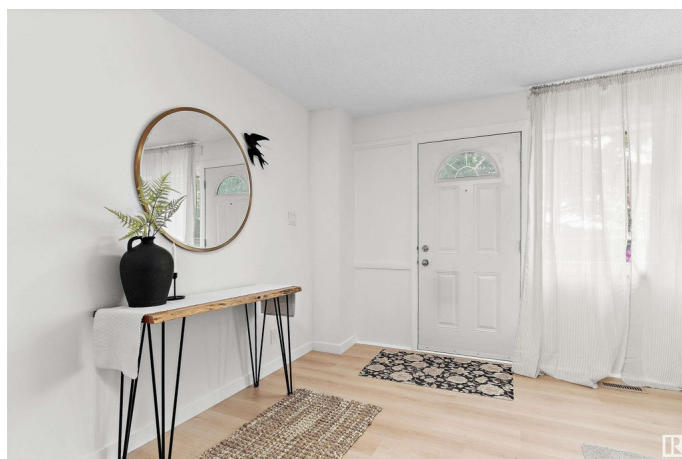
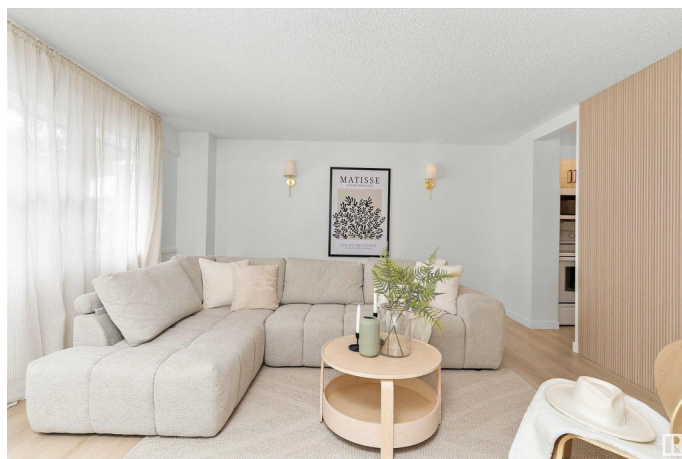
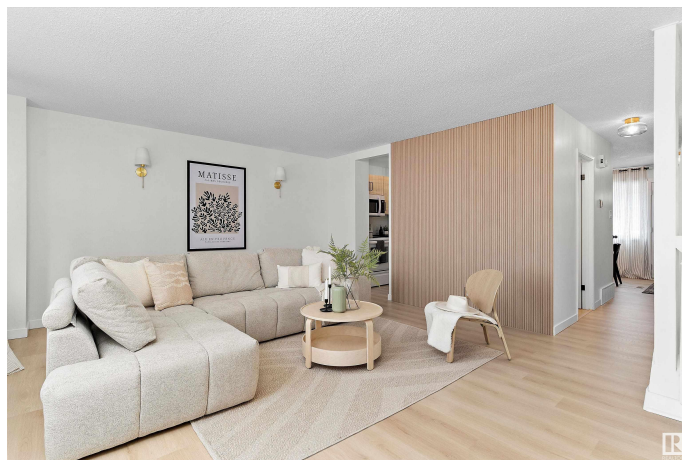
Built in 1968

### Essential Information

MLS® # E4450759

Price \$250,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,372             |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 717 Village On The Green Green |
| Area        | Edmonton                       |
| Subdivision | York                           |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T5A 1H2                        |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Parking-Visitor, Secured Parking, See Remarks |
| Parking   | Underground                                   |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                     |
| Exterior Features | Fenced, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Concrete, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 02          |
| Condo Fee      | \$577            |

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Listing information last updated on August 2nd, 2025 at 6:47pm MDT