

# \$269,900 - 18351 93 Avenue, Edmonton

MLS® #E4456488

## \$269,900

3 Bedroom, 1.50 Bathroom, 1,141 sqft  
Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Beautifully upgraded and affordably priced, this 3 Bedroom townhome in Decoteau Gardens is the perfect start for a first-time buyer! With over 1,140 sq ft, this home features a modern oak kitchen with quartz counters, refreshed bathrooms, new paint, new vinyl plank flooring on all levels, plus ceramic tile in the upstairs bath. Upstairs, the original 2nd and 3rd bedrooms were combined into a spacious master suite but can easily be converted back. The basement offers a huge 3rd Bedroom that can also be utilized as a family room or den. Youâ€™ll love the fenced, low-maintenance yard with street access, and the front door opens onto a huge green space courtyard that the kids could play in. Well-managed complex with reasonable condo fees! Steps from schools, transit, and a short walk to West Edmonton Mall. Affordable, upgraded, and move-in ready, this home checks all the boxes!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456488  |
| Price      | \$269,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18351 93 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmead         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1V2         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Off Street Parking, Parking-Visitor |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                          |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 60                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$239               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 10:47pm MST