

## \$222,000 - 2206 38 Street, Edmonton

MLS® #E4447461

**\$222,000**

2 Bedroom, 1.50 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to Daly Grove, perfect for first-time buyers or savvy investors. This townhome offers a spacious 900 sq.ft of living space, with two generously sized bedrooms, complemented by a large primary bedroom with a walk-in closet and a secondary bedroom with ample storage, with a 3 piece bath on the upper level. The main floor features durable laminate flooring throughout and is bathed in natural light, with a cosy living room that opens onto a private yard through a sliding door window. The dining area and kitchen offer a welcoming space for home-cooked meals and social gatherings. The convenience of a half bath on the main level adds to the thoughtful layout. This townhouse presents a blank canvas basement ready to be tailored to your individual needs. Located near local schools, parks, shopping, and public transportation, the property ensures everything you need is on your doorstep. LOW CONDO FEES and your own parking space make this an attractive and affordable opportunity not to be missed.

Built in 1991

### Essential Information

MLS® # E4447461

Price \$222,000

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	860
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2206 38 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4C3

### Amenities

Amenities	On Street Parking
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 12th, 2025
Days on Market	9
Zoning	Zone 29
Condo Fee	\$240

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