

## **\$369,900 - 45 2072 Wonnacott Way, Edmonton**

MLS® #E4455300

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

**\*\*SOUTH FACING + GREENSPACE VIEW\*\***

7 Things to Remember! 1.This **SPACIOUS** 3 beds+2.5 bath townhome offers over 1,550 sqft of living in a **FAMILY-FRIENDLY** Community in Aurora. 2.**BRIGHT & Welcoming** Living space with South Facing **WINDOWS** that fill the Home with **NATURAL LIGHT** all day long + 9ft **CEILING & Luxury Vinyl Plank** flooring 3. **UPGRADED KITCHEN** w Silky-GREY Cabinetry, **TILE BACKSPLASH**, **STAINLESS STEEL APPLIANCES & QUARTZ COUNTERTOP** with an **EXTENDED BAR** Seating Area 4. Living room features a **FIREPLACE** and opens onto a **SPACIOUS BALCONY** with "**SOUTH-FACING BEAUTIFUL GREENSPACE VIEW!!**" A 2-pc powder room and **LAUNDRY ROOM** complete this level 5. The **MASTER Bedroom** includes a Walk-In Closet and a **PRIVATE ENSUITE** with a **WINDOW**. Two Additional Good-Sized Bedrooms & a 4-pc Main Bathroom complete the upper level. 6 **DOUBLE ATTACHED GARAGE**, **QUARTZ COUNTERTOPS** **THROUGHOUT**, Tiled bathrooms, and **MAIN FLOOR DEN** for your convenience 7. **LOW CONDO FEES!** **PRIME LOCATION** - Steps from a K-9 School and Park, **\*Move-in Ready\***



Built in 2021

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4455300          |
| Price          | \$369,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,554             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 2072 Wonnacott Way |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 2V7               |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground |

|              |                               |
|--------------|-------------------------------|
|              | Nearby, Public Transportation |
| Roof         | Asphalt Shingles              |
| Construction | Wood, Vinyl                   |
| Foundation   | Concrete Perimeter            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 53           |
| Condo Fee      | \$190             |

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Listing information last updated on September 2nd, 2025 at 6:17pm MDT