

## \$172,000 - 37 Northwoods Village, Edmonton

MLS® #E4450764

**\$172,000**

2 Bedroom, 1.00 Bathroom, 507 sqft

Condo / Townhouse on 0.00 Acres

Caernarvon, Edmonton, AB

CAPTIVATING CAERNARVON! Bi-level HALF-DUPLEX condo: 2-BEDS, a LOFT & 1 BATH now available! Over 1,000 sq ft of living space w/ plenty of storage space. The main floor has vaulted, wood ceilings and beams. Entire home is CARPET-FREE. Private, new, extended Deck. Upgrades include: GAS FIREPLACE & NEW HOT WATER TANK (August 2025). This is located a 10 mins walk away from the YMCA w/ fitness centre & pool, Skate Park, Spray Park, Skating Rink, Baseball & Soccer Fields and the Castledowns Twin Arenas. Many schools & parks/trails nearby. Groceries & Restaurants a short walk or drive away. Northwest location with easy access to the Yellowhead, Henday & Public Transit. Only a 20 mins drive to CFB / Edmonton Garrison. Low Condo Fee INCLUDES WATER. One assigned parking stall near the property. Pet Friendly Complex!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450764  |
| Price          | \$172,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 507       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1975              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bi-Level          |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 37 Northwoods Village |
| Area        | Edmonton              |
| Subdivision | Caernarvon            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5X 1T2               |

### **Amenities**

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home, Parking-Visitor |
| Parking   | Stall                                                     |

### **Interior**

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                    |
| Fireplace    | Yes                                                          |
| Fireplaces   | Glass Door                                                   |
| Stories      | 2                                                            |
| Has Basement | Yes                                                          |
| Basement     | Full, Finished                                               |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                       |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stucco                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                 |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Caernarvon/K Therrien |
|------------|-----------------------|

|        |                         |
|--------|-------------------------|
| Middle | Rosslyn/St Edmund       |
| High   | Q Elizabeth/Arch OLeary |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 27          |
| Condo Fee      | \$338            |

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 August 5th, 2025 at 11:47am MDT