

# **\$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	1
Zoning	Zone 53
Condo Fee	\$190

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Listing information last updated on August 30th, 2025 at 11:47am MDT