

## \$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 | 16                |
| Zoning         | Zone 53           |
| Condo Fee      | \$190             |

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 September 13th, 2025 at 9:47pm MDT