



Edmonton **Brander Gardens** **LP:** \$200,000
 14810 51 AV NW T6H 5G5 **SP:** M

Listing ID # E4466732 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment **Sold Date**
Year Built 1976 **Bedrooms Above** 2
Full Baths 1 **Bedrooms Total** 2
Half Baths 1 **Basement** None
Total Baths 1.1 **Basement Dev** No Basement
Tot Flr AG SqFt 1,313.96 **Tot Flr AG SqM** 122.07

[URL-Virtual Tour](#) [URL-Brochure](#)

Calling all 40+ adults, there's carefree luxury living at Country Gardens; no more shovelling snow or scraping windshields! Spacious air conditioned 2 bed, 2 bath unit is perfect for couples or roommates. The layout offers a lg central living, dining and kitchen area with the bedrooms and bathrooms at each end of the suite. Prep a gourmet meal in the beautifully appointed kitchen featuring granite countertops and maple cabinetry. You'll also find in-suite laundry and lots of storage space in this condo. The primary bedroom is huge and has a walk in closet and a renovated ensuite with a step in shower. Enjoy courtyard views from your patio where you'll enjoy your morning coffee or BBQ your next meal. Building is well maintained, and the community is tight-knit and inviting. Amenities include an indoor pool, hot tub, sauna, exercise area, outdoor patio area and underground parking. Superb location just off the Whitemud Fwy. No pets. Brand new furnace & thermostat Sept. 2025

Directions

Living Room	6.92x3.97	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.68x3.04	M	Bedroom 4			1	4	M	No	Main		
Kitchen	2.72x2.88	M	Laundry Room	0.69x1.65	M	2	2	M	Yes	Upper		
Family Room			Utility Room	1.65x1.17	M	3				Above Grd		
Den			Other	2.16x2.31	M	4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	7.21x3.66	M				6				Tot Flr AG	122.07	1,313.96
Bedroom 2	4.93x4.58	M				7				# Finished	1	

Heat Source Natural Gas **Construction** Wood Frame
Heat Type Forced Air-1 **Basement** None / No Basement
Foundation Concrete **Separate Ent**
Roof Type EPDM Membrane, Flat **2nd Suite** Permit By Seller
Exterior Brick, Vinyl **Garage Suite** Permit
Flooring Carpet, Engineered Wood, Non-Ceramic Tile **Garden Suite** Permit
Features On Street Parking, Air Conditioner, Exercise Room, Hot Tub, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup **Lot Shape** Front Exposure East
Goods Incl Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount **Lot Size SqM** F x D (m) x
Goods Excl **Zoning**
Warranty **Tax Amount** \$1,317.49 / 2024
Fireplace No **Conform Type**
FP Fuel **Conform Year**
FP Type
HOA Y/N No **Goods Incl**
HOA Fee/Schd / **Warranty**
HOA Fee Incls
Site Features Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby
Parking Heated, Stall, Underground

Road Access	Paved	Park Encl/Tot	1 /	Garage Dim
Condo Name	Country Gardens	Floor Location	Ground	Floor# 1
Condo Fee	\$975.91	#Floors in Build	4	Elevator Yes
Fee Includes	Amenities w/Condo, Caretaker, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, See Remarks, Land/Snow Removal Common	Balcony/Terrace	Yes	Min Age 40
		Titled Storage	No	
		Parking Type	Assigned	
		Unit Exposure	W	