

Edmonton | **Jackson Heights** | **LP:** **$309,900**

#39 308 JACKSON RD NW | T6L 6W1 | SP:

ACTIVE

Listing ID #	E4512081		
Building Type	Townhouse		
Style	Bungalow	**Sold Date**	
Year Built	1997	**Bedrooms Above**	2
Full Baths	2	**Bedrooms Total**	3
Half Baths	1	**Basement**	Full
Total Baths	2.1	**Basement Dev**	Partly Finished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 295.04	**Tot Flr AG SqM**	27.41

Welcome to Horizon Jackson Heights, a 45+ bungalow townhouse with a double wide parking pad, conveniently across from the clubhouse, visitor parking & your mailboxes. Your main floor features hardwood through most of the home, living room with vaulted ceilings, formal dining area, kitchen with stainless appliances, good sized pantry & a breakfast nook overlooking your quiet deck area. The primary bedroom offers 3pc ensuite with walk in shower, another good size bedroom or office with an additional 4pc bathroom & laundry facilities on main level. Your composite deck faces SW with electronic awning so you can enjoy sun & shade. Downstairs enjoy recreation room, additional guest bedroom, 2pc bathroom, workshop or craft area with concrete floors, sump pump & pex plumbing. This complex includes a clubhouse facility & fee includes water/sewer/garbage & lawn/snow maintenance. Located near Millwoods Golf Course, Grey Nuns Hospital, shopping & transit, with easy access to 50 Street & Whitemud Freeway.

Directions

Living Room	3.92x4.69m	M	**Bedroom 3**	3.11x3.82m	L	**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room	3.92x3.09m	M	**Bedroom 4**			**1**	4	M	No	**Main**	27.41	295.04
Kitchen	3.21x3.94m	M	**Recreation Room**	6.71x4.85m	L	**2**	3	M	Yes	**Upper**		
Family Room			**Flex Space**	3.70x3.39m	L	**3**	2	L	No	**Above Grd**		
Den			**Laundry Room**		M	**4**				**Lower**	100.09	1,077.37
Bonus Room						**5**				**Below Grd**		
Primary Bedrm	3.72x5.14m	M				**6**				**Tot Flr AG**	27.41	295.04
Bedroom 2	3.26x3.33m	M				**7**				**# Finished**	2	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Partly Finished
Foundation	Concrete	**Separate Ent**	No
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Hardwood, Non-Ceramic Tile	**Garden Suite**	**Permit**
Features	Club House, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Vinyl Windows	**Lot Shape**	**Front Expsure** North
		Lot Size SqM	293.05 **F x D (m)** x
		Zoning	
		Tax Amount	$3,482.19 / 2026
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer	**Goods Excl**	
		Warranty	
		Fireplace	No
Site Features	Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Parking	Single Garage Attached		
Road Access	Paved Driveway to House	**Park Encl/Tot**	1 / 3 **Garage Dim** 4.04x6.59m

Condo Name	Horizon Jackson Hts		**Floor Location**		**Floor#**
Condo Fee	$575.00 **Fee Schedule** Monthly		**#Floors in Build**		**Elevator**
Fee Includes	Amenities w/Condo, Exterior Maintenance, Insur. for Common Areas, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, See Remarks, Land/Snow Removal Common		**Balcony/Terrace**		**Min Age** 45
			Titled Storage	No	
			Parking Type	N/A	
			Unit Exposure	NE	