

## **\$574,900 - 50 929 Picard Drive, Edmonton**

MLS® #E4420090

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,677 sqft  
Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

ONE OF THE RAREST OF UNICORNS IN THE COMPLEX! Welcome to The Shores 2. Why is this one so rare? It is not only at the end of the complex with TONS of parking for family and friends when they come to visit (& believe me they will), but in a complex full of side by side half duplex units, this one is NOT ONLY A WALK-OUT BUNGALOW BUT this one is one of the RARE STAND ALONE bungalows in the entire complex! Backing onto the 11th hole at The Lewis Estates golf course, this unit offers spectacular views of not only the fairway but you will be able to step out and watch all of the birds including pelicans visit the lake around the signature holes at the course. Features of this sun soaked unit include a huge primary main floor bedroom (with a 6pce ensuite), a main floor den, a 3 sided fireplace (perfect for those cozy winter nights), main floor den & dining room, gleaming hardwood flooring, a f-fin basement featuring a 2nd kitchen plus so much more! Close to all amenities this one is sure to make the short list!

Built in 2000

### **Essential Information**

MLS® # E4420090

Price \$574,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,677
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	50 929 Picard Drive
Area	Edmonton
Subdivision	Potter Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J7

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Walkout Basement
Parking Spaces	6
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Garburator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, View Lake
Roof	See Remarks
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	39
Zoning	Zone 58
Condo Fee	\$528

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Listing information last updated on March 14th, 2025 at 4:17pm MDT