

# \$299,000 - 321 6220 Fulton Road, Edmonton

MLS® #E4424104

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Condo / Townhouse on 0.00 Acres

Fulton Place, Edmonton, AB

Welcome to your New Home in Fulton Court!  
This 2 Bedroom/2Bathroom condo is located on the Top Floor and faces Fulton Park. Fulton Court has reverted back to 40+ Living until legislation takes effect December 31, 2032 and changes to 55+ Living. Control your own temperature year round with Forced Air Heat and AC. Natural Gas Fireplace, Awning on Balcony has a Remote Control and will automatically retract in the wind. Secure and Heated Parking, Additional Parking Available. Storage Unit, Visitor Parking, Car Wash, Workshop and Exercise Room. CONDO FEES INCLUDE Shaw/Rogers XFINITY INTERNET, CABLE TV & HEAT. Owner pays ELECTRICITY. Don't miss out on this beautiful condo.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424104  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,090     |
| Acres          | 0.00      |
| Year Built     | 1992      |



321-3220 Fulton Rd NW, Edmonton, AB

Main Floor Interior Area 1089.97 sq ft



0 3 6 ft

PREPARED: 2025/03/05

While regions are excluded from total floor area in iGUDS floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 321 6220 Fulton Road |
| Area        | Edmonton             |
| Subdivision | Fulton Place         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6A 3T4              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Workshop |
| Parking   | Heated, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 3  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 5th, 2025

Days on Market      39

Zoning                 Zone 19

Condo Fee             \$683

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 April 13th, 2025 at 6:47am MDT