

# \$290,000 - 303 6220 Fulton Road, Edmonton

MLS® #E4453710

**\$290,000**

2 Bedroom, 2.00 Bathroom, 1,099 sqft  
Condo / Townhouse on 0.00 Acres

Fulton Place, Edmonton, AB

THIS BRIGHT & SPACIOUS 2 BED/ 2 BATH CONDO IS LOCATED ON THE TOP FLOOR AND FACES SOUTH. ENJOY SUNSHINE FOR A GOOD PART OF THE DAY YEAR ROUND. CONTROL YOUR OWN TEMPERATURE WITH CENTRAL AIR AND FORCED AIR HEAT. NEWER FLOORING, PAINT, KITCHEN APPLIANCES & A FULL WALK-IN SHOWER. FULTON COURT IS 40+ LIVING AND FEATURES A LIBRARY, SOCIAL ROOM, HEATED PARKING, CAR WASH, WORKSHOP, EXERCISE ROOM AND YOUR OWN STORAGE LOCKER. TRANSIT BUS STOPS RIGHT OUT FRONT AND PROVIDES A QUICK COMMUTE TO EVERYWHERE. CLOSE TO CAPILANO MALL, THE RIVER VALLEY & DOWNTOWN. A WONDERFUL PLACE TO LIVE. \*\*\*CONDO FEES INCLUDE SHAW BLUE CURVE TOTAL TV & INTERNET 300. FULTON COURT IS A SMOKE FREE, PET FREE COMPLEX.

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453710  |
| Price      | \$290,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,099                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303 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, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, Workshop |
| Parking   | Heated, Underground                                                                                                                                                                                               |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| # of Stories      | 3                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025  
Days on Market                75  
Zoning                              Zone 19  
Condo Fee                        \$692

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