

## \$547,000 - 3 925 Picard Drive, Edmonton

MLS® #E4460731

**\$547,000**

4 Bedroom, 2.50 Bathroom, 1,403 sqft  
Condo / Townhouse on 0.00 Acres

Potter Greens, Edmonton, AB

The search is over! If you've been looking for a mint condition 45+ adult living half duplex in The Shores...LOOK NO FURTHER! This has always been a very desirable complex and rarely does one come up for sale. Features of this incredibly well kept 4 bedroom unit include such things as sun-soaked living areas, gleaming hardwood flooring, newer lighting, newer railings, newer appliances, newer hot water tank, granite counter-tops, 2 fireplaces, main floor laundry, a beautiful dining area, a F-Fin basement, central A/C, a double attached garage, big bedrooms and a ton of storage. If that's not enough, this one is also conveniently situated across from visitor parking for when the family pops by and is just across the street from the park in Potter Greens. Take the grandchildren to the playground, the ice rink or just kick the ball around in the field. This one is also very close to Henday, Whitemud, Costco, the River Cree, all sorts of shopping and just a pitching wedge from the golf course!

Built in 1998

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460731  |
| Price    | \$547,000 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,403             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 925 Picard Drive |
| Area        | Edmonton           |
| Subdivision | Potter Greens      |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 6H3            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 4                                                                       |
| Parking        | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | Stone Facing                                                                                                                         |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$421             |

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Listing information last updated on October 8th, 2025 at 1:17am MDT