

## \$209,000 - 401 245 Edwards Drive, Edmonton

MLS® #E4433195

**\$209,000**

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Top-floor living at its best! This bright and spacious condo features soaring vaulted ceilings across the open-concept living, dining, and kitchen areas, creating an airy and welcoming space. Enjoy durable plank flooring throughout the main living areas and bedroom, with easy-care linoleum in the kitchen and baths. The well-appointed kitchen offers generous counter space, an island with seating. The living room opens to a west-facing balcony through sliding glass doors—perfect for enjoying sunsets. The large primary bedroom features a walk-through closet and private 3-piece ensuite, while the second bedroom is ideal for guests, a roommate, or a home office. Additional highlights include in-suite laundry and a parking stall. Residents enjoy access to an exercise room and ample visitor parking. Located next to a man-made lake with walking and bike paths, close to parks, playgrounds, schools, shopping, public transportation, and offers quick access to Anthony Henday, South Edmonton Common, & the airport!

Built in 2004

### Essential Information

MLS® # E4433195

Price \$209,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 401 245 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1J9               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vaulted Ceiling, Vinyl Windows |
| Parking   | Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 53          |
| Condo Fee      | \$381            |

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