

## \$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 garden 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	57
Zoning	Zone 53
Condo Fee	\$381

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