

# \$159,400 - 208 1204 156 Street, Edmonton

MLS® #E4460063

## \$159,400

1 Bedroom, 1.00 Bathroom, 611 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this updated 1-bed, 1-bath condo offering 610 sq. ft. of comfortable living in the sought-after community of South Terwillegar. The bright living room opens to an east-facing balcony overlooking a calming green space, trees and bike paths. The kitchen provides plenty of cabinet space, and the unit includes in-suite laundry with a large storage room. Building amenities feature an elevator, fitness centre, social room and underground parking. Ideally located near playgrounds, schools, and shopping amenities.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460063               |
| Price          | \$159,400              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 611                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 208 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### **Amenities**

|               |                                                                |
|---------------|----------------------------------------------------------------|
| Amenities     | Air Conditioner, Exercise Room, Social Rooms, Storage-In-Suite |
| Parking       | Heated, Underground                                            |
| Is Waterfront | Yes                                                            |

### **Interior**

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                        |
| # of Stories | 3                                                                                                             |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Esther Starkman School |
| Middle     | Esther Starkman School |
| High       | Lillian Osborne        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 14              |

Condo Fee                \$369

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Listing information last updated on October 16th, 2025 at 6:47pm MDT