

Courtesy Of Nick Hale Of Schmidt Realty Group Inc

## \$169,000 - 425 245 Edwards Drive, Edmonton

MLS® #E4426857

**\$169,000**

2 Bedroom, 1.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to Ellerslie! This freshly painted unit is perfect for first time buyers and investors alike. This home is on the TOP FLOOR and only directly shares one wall with a neighbor. Vaulted ceilings and an open concept layout make the living space feel extra large. The kitchen boasts wood style cabinets, granite countertops, and an eat-in island. The living room gets lots of light and has access to your sizeable balcony to enjoy those summer nights! There is also the primary suite with a large closet, the second bedroom (would be the perfect office), and a full 4 piece bath. You also have IN-SUITE LAUNDRY with extra storage right in your unit! This property is in the perfect location with transit, green space, and amenities just steps away. There is also an energized TANDEM PARKING STALL, one half is included & you can rent the other half of the stall if you need two parking spots! All of this at an incredible price point with very reasonable condo fees of just \$365.27/month! Come take a look!

Built in 2004

### Essential Information

MLS® #	E4426857
Price	\$169,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	425 245 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J9

### **Amenities**

Amenities	Exercise Room, Parking-Visitor
Parking	Stall, Tandem

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	17
Zoning	Zone 53
Condo Fee	\$365

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Listing information last updated on April 7th, 2025 at 6:47pm MDT