

Courtesy Of Harjeet Sandhu Of MaxWell Polaris

## **\$172,500 - 304 151 Edwards Drive, Edmonton**

MLS® #E4420898

### **\$172,500**

2 Bedroom, 2.00 Bathroom, 837 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this platinum property nestled in a sought-after South Edmonton location! Built in 2005, this lowrise apartment condo combines modern comfort with functional design, offering the perfect home for first-time buyers, professionals, or investors. This unit features 2 generously sized bedrooms and 2 full bathrooms, providing ample space for relaxation and privacy. The kitchen boasts a chic floating island for added prep space, decorative lighting, and a functional pantry with wire shelving. Retreat to the serene master bedroom, complete with a wide walk-in closet and a luxurious 4-piece ensuite bathroom. Tackle chores with ease, thanks to the convenient in-suite laundry. An extra Storage room and enjoy a nice balcony. Located near South Edmonton Common, enjoy easy access to shopping, restaurants, daycares, and other daily conveniences. Quick access to Highway 2 and Anthony Henday Drive makes commuting a breeze. Just 15 minutes away from Edmonton International Airport!

Built in 2005

### **Essential Information**

MLS® # E4420898

Price \$172,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 151 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N5

### Amenities

Amenities	On Street Parking, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

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

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	32
Zoning	Zone 53
Condo Fee	\$533

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