

## \$139,900 - 209 245 Edwards Drive, Edmonton

MLS® #E4446989

**\$139,900**

1 Bedroom, 1.00 Bathroom, 636 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Enjoy southside living with easy access to the Anthony Henday freeway in this 1 bedroom condo with balcony & parking. Perfect for students or first time buyers or those wanting to downsize. Your 2nd floor unit has a front entry closet, good sized kitchen with abundance of storage and laminate flooring throughout. With an open concept to living and dining area, there is still space for your desk or study area. Your primary king-sized suite has generous closet. Your suite has a 4pc bath, in suite laundry, north facing balcony & an outdoor powered parking stall. Condo fees included heat & water. Building features fob access security doors, fitness room on mail level. Steps from your building, enjoy a natural pond area and enjoy biking/walking trails that extend for miles. Close to shopping, 91 street, Anthony Henday freeway & South Common, you have great access to the Edmonton International Airport, transit & more.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446989  |
| Price      | \$139,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 636                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 209 245 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1J9               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |
| Is Waterfront  | Yes  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 53         |
| Condo Fee      | \$316           |

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Listing information last updated on July 13th, 2025 at 5:32pm MDT