

## \$249,900 - N/A, Edmonton

MLS® #E4447202

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Stylish, Spacious, and Loaded with Value! Discover this sprawling 2-bedroom plus den condo with over 1,100 sq ft in Haddow's coveted Tradition at Riverside. This beautifully maintained second-floor unit features 9-foot ceilings, central air conditioning, and a smart layout with two full bathrooms, including a 3-piece ensuite off the primary bedroom. Enjoy the convenience of in-suite laundry, stainless steel appliances, a titled underground parking stall, and a secure, spacious storage unit connected to the parking. The building offers top-tier amenities including an exercise room, guest suite, social rooms, and car wash. Monthly condo fees of \$577.92 offer truly worry-free living, covering heat, water/sewer, and professional management. Ideally located near parks, schools, transit, and shopping. Perfect for homeowners or investors. This rare opportunity won't last long. Book your private showing today!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447202  |
| Price      | \$249,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,150                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Haddow   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6R 0H1  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms |
| Parking   | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 14         |
| Condo Fee      | \$578           |

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Listing information last updated on July 12th, 2025 at 5:02am MDT