

## \$189,000 - 312 155 Edwards Drive, Edmonton

MLS® #E4449843

**\$189,000**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

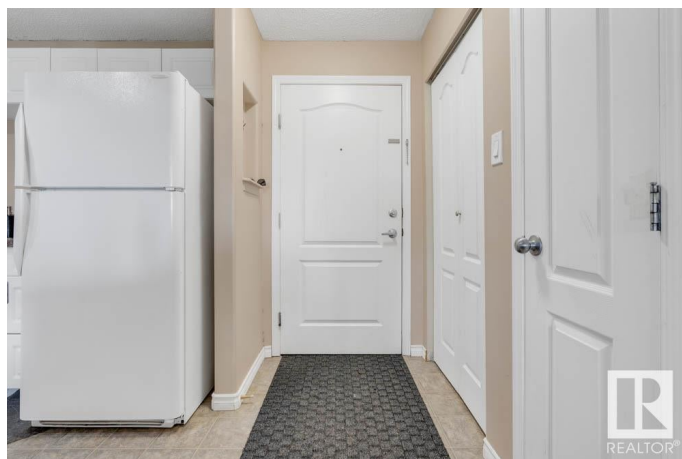
Welcome to this fantastic 2-bedroom, 2-bathroom condo in the heart of Ellerslie, perfect for first-time buyers or investors seeking a cozy and convenient home. The sunny, open-concept layout is super functional, featuring a large kitchen with a center island and tons of cabinetry. The spacious living is great for entertaining and opens to a sunny, private west-facing balcony with great views. The primary bedroom boasts a big double walk-through closet and a private 4-piece ensuite bathroom. The second bedroom, thoughtfully placed at the opposite end, offers privacy and comfort, ideal for a roommate, guests, or home office, with a full bathroom nearby. Enjoy in-suite laundry and a large storage room for easy organization. This unit includes a titled tandem parking stalls big enough for a large truck. Access to the gym is on main floor in the same building. Located steps from shopping, restaurants, medical clinics, parks close by with easy access to Anthony Henday. Low condo fees cover heat and water.

Built in 2005

### Essential Information

MLS® # E4449843

Price \$189,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	312 155 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1N6

### **Amenities**

Amenities	Exercise Room, Intercom, Security Door, See Remarks
Parking Spaces	2
Parking	Heated, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 53
Condo Fee	\$593

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Listing information last updated on July 31st, 2025 at 8:02am MDT