

Courtesy Of Brent Anderson Of Century 21 Masters

\$200,000 - 304 2503 Hanna Crescent, Edmonton

MLS® #E4426346

\$200,000

1 Bedroom, 1.00 Bathroom, 724 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Discover the opportunity to own a lovely top floor, one-bedroom unit that is move-in ready and perfect for singles, couples, or investors. This charming unit is nestled in a quiet, well-maintained building in the desirable Riverbend area. The unit offers a versatile living space that caters to various lifestyles. Whether you're starting a new chapter or seeking an income property, this unit has you covered. Enjoy stylish and durable flooring that adds elegance to your home. Cozy up during colder months with this efficient and inviting feature. Relax and unwind with a peaceful view of the landscaped courtyard. This well-managed building offers a host of amenities that make condo living convenient and enjoyable: Theatre / Games Room, Social Room with kitchen, Guest Suites, Carwash Bay and a gym. The unit comes with A/C and a heated underground parking stall, with storage cage. Embrace the comforts and conveniences of condo living. Don't miss out on this unique opportunity!

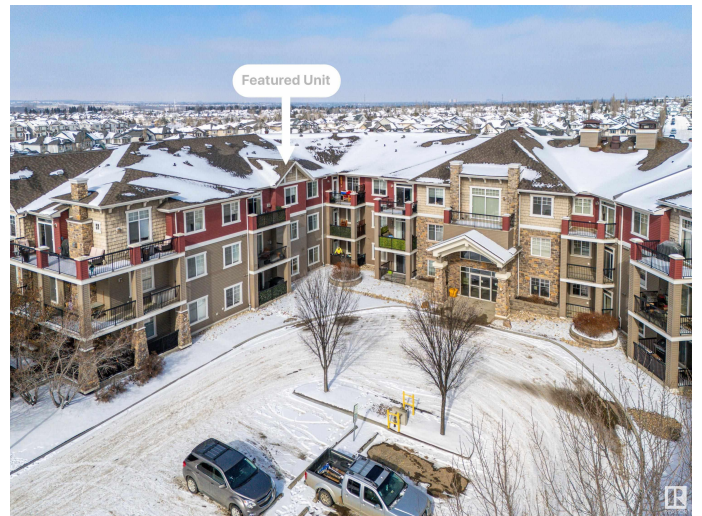
Built in 2006

Essential Information

MLS® # E4426346

Price \$200,000

Bedrooms 1



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 724 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 304 2503 Hanna Crescent |
| Area | Edmonton |
| Subdivision | Haddow |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0H1 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Fan Coil, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Brookside School |
| Middle | Lillian Osborne School |
| High | Lillian Osborne School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 14 |
| Condo Fee | \$360 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 8:17pm MDT