

Courtesy Of Wendy Hamel Of RE/MAX River City

## \$250,000 - N/A, Edmonton

MLS® #E4440671

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Upscale Comfort & Refined Living in the Heart of Riverbend! Impeccably maintained 2 Bdrm + 2 Bath condo offers over 1,000 sq. ft. with an inviting open-concept layout. A spacious kitchen with timeless white cabinets, generous dining & living area featuring warm laminate floors & gas fireplace—a perfect centerpiece for relaxed evenings. Patio door access to your private west-facing balcony. The primary suite is a true retreat, with dual closets & 3-piece bath. The 2nd bdrm, located on the opposite end of the unit for added privacy, includes its own 4-piece ensuite, making it perfect for guests or visiting family. Enjoy the added convenience of in-suite laundry & an incredibly rare DOUBLE ATT™, HEATED TANDEM GARAGE—a premium feature offering secure parking & space for storage/workbench. This well-managed, age-restricted (18+) bldg. caters to a discerning lifestyle with a range of amenities, incl. gym, social room & guest suite. Recent updates incl. A/C, H2O tank & washer. Condo fees incl. heat/water/sewer.

Built in 2001

### Essential Information

MLS® # E4440671

Price \$250,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.00
Year Built	2001
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 2V1

### **Amenities**

Amenities	Air Conditioner, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms
Parking Spaces	2
Parking	Double Garage Attached, Heated, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 14
Condo Fee	\$655

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 June 16th, 2025 at 12:02am MDT