

## \$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	6
Zoning	Zone 53
Condo Fee	\$316

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Listing information last updated on July 16th, 2025 at 6:17am MDT