

## \$184,000 - 312 155 Edwards Drive, Edmonton

MLS® #E4462049

**\$184,000**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Discover a great opportunity in Ellerslie with this 2-bedroom, 2-bathroom condo. Perfect for first-time buyers or investors, this home offers comfort and convenience. Enjoy a bright, open-concept layout with a functional kitchen featuring a convenient center island. The living room is the perfect spot to unwind and opens right up to the west-facing balcony. Your primary suite feels like a true retreat, featuring a huge walk-through closet that leads into the 4-piece ensuite. The second bedroom is located on the opposite end and works great for a roommate or home office with a full bathroom just steps away. Features are in-suite laundry, a large storage room, and a titled tandem parking stall (fits 2 cars/large truck). Residents also enjoy access to the gym on the main floor of the building. Don't miss out on this!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462049  |
| Price          | \$184,000 |
| 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 | October 14th, 2025 |
|-------------|--------------------|

Days on Market 9  
Zoning Zone 53  
Condo Fee \$593

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