

## \$207,500 - 122 245 Edwards Drive, Edmonton

MLS® #E4447012

**\$207,500**

2 Bedroom, 2.00 Bathroom, 847 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom main floor corner unit offering the perfect blend of comfort, privacy, and convenience. Boasting over 840+ sqft, this thoughtfully designed layout that maximizes space and natural light. Both bedrooms are generously sized, ideal for restful retreats or for accommodating a home office setup. The open-concept living and dining areas are perfect for entertaining, with direct patio door access to a private, tree-lined green space—thanks to its quiet corner location. The modern kitchen comes fully equipped with all the essentials and features in-suite laundry for added convenience. This building includes great amenities such as a fitness room and an energized parking stall, with the option to rent an additional stall. Located near scenic walking trails, ponds, and schools, with easy access to Ellerslie Road and Anthony Henday Drive for a stress-free commute. Move-in ready and exceptionally well cared for—just waiting for you to call it home!

Built in 2004

### Essential Information

MLS® # E4447012

Price \$207,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 847                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 122 245 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1J9               |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Closet   Organizers,   Exercise   Room,   Recreation   Room/Centre,   Storage-In-Suite |
| Parking Spaces | 1                                                                                      |
| Parking        | Stall                                                                                  |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                                            |
| # of Stories      | 4                                                                                                 |
| Stories           | 1                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Backs   Onto   Park/Trees,   Low   Maintenance   Landscape,   Public   Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 53         |
| Condo Fee      | \$414           |

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Listing information last updated on August 15th, 2025 at 2:17am MDT