

# \$199,900 - 401 111 Edwards Drive, Edmonton

MLS® #E4446607

**\$199,900**

2 Bedroom, 2.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Step into this sun-filled 2 Bed and 2 Bath gem with an open-concept layout and wraparound North-facing Huge Balcony â€” perfect for soaking in sunsets or sipping morning coffee! Located in a family-friendly building near

schools, shopping, restaurants, public transit, and with quick access to the Anthony Henday & Calgary Trail â€” convenience is at your doorstep. - 1 parking stall, direct view from Balcony - Massive primary bedroom with

walk-in closet & private ensuite - Flooded with natural light for that bright, airy vibe - Immaculate condition â€” shows like new!

Whether you're a first-time buyer or savvy

investor, this one checks all the boxes!

Pet-friendly (with board approval) and easy to rent out. This is the opportunity you've been waiting for!

Built in 2006

## Essential Information

MLS® #	E4446607
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	401 111 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C4

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Recreation Room/Centre, Security Door, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Composition
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Unknown
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
-------------	----------------

Days on Market	3
Zoning	Zone 53
Condo Fee	\$512

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 July 11th, 2025 at 8:32pm MDT