

## \$189,000 - 312 155 Edwards Drive, Edmonton

MLS® #E4449843

**\$189,000**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

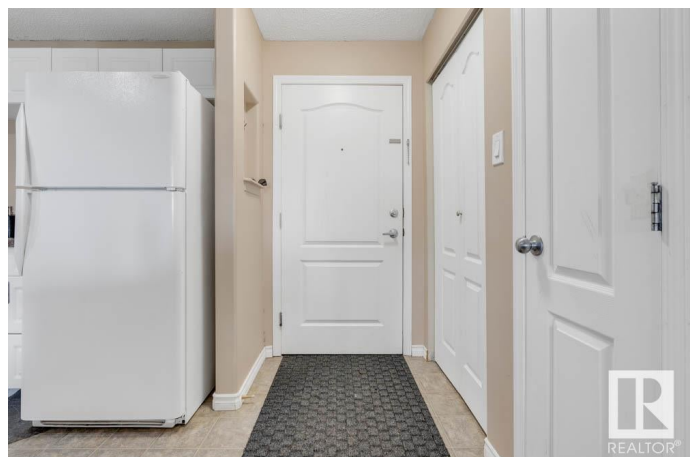
Welcome to this fantastic 2-bedroom, 2-bathroom condo in the heart of Ellerslie, perfect for first-time buyers or investors seeking a cozy and convenient home. The sunny, open-concept layout is super functional, featuring a large kitchen with a center island and tons of cabinetry. The spacious living is great for entertaining and opens to a sunny, private west-facing balcony with great views. The primary bedroom boasts a big double walk-through closet and a private 4-piece ensuite bathroom. The second bedroom, thoughtfully placed at the opposite end, offers privacy and comfort, ideal for a roommate, guests, or home office, with a full bathroom nearby. Enjoy in-suite laundry and a large storage room for easy organization. This unit includes a titled tandem parking stalls big enough for a large truck. Access to the gym is on main floor in the same building. Located steps from shopping, restaurants, medical clinics, parks close by with easy access to Anthony Henday. Low condo fees cover heat and water.

Built in 2005

### Essential Information

MLS® # E4449843

Price \$189,000



|                |                       |
|----------------|-----------------------|
| 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    | July 24th, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 53         |
| Condo Fee      | \$593           |

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Listing information last updated on September 24th, 2025 at 6:02am MDT