

## \$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. Located steps from shopping, restaurants, medical clinics, public transit, parks close by with easy access to Anthony Henday. Low condo fees cover heat and water.

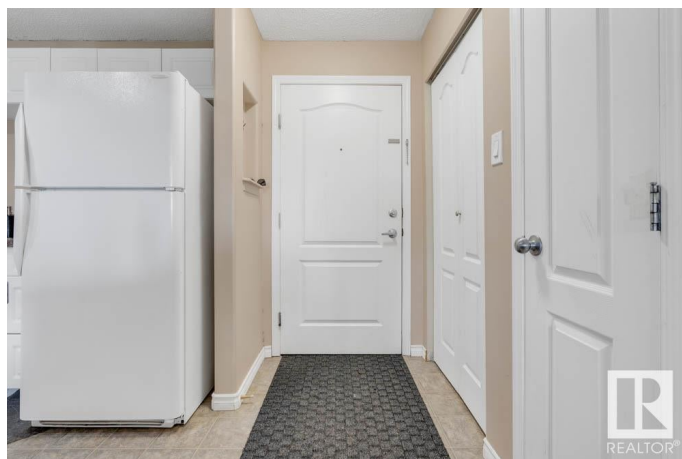
Built in 2005

### 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	Forced Air-1, 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                3  
Zoning                              Zone 53  
Condo Fee                        \$593

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