

## \$209,000 - 417 245 Edwards Drive, Edmonton

MLS® #E4454702

**\$209,000**

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

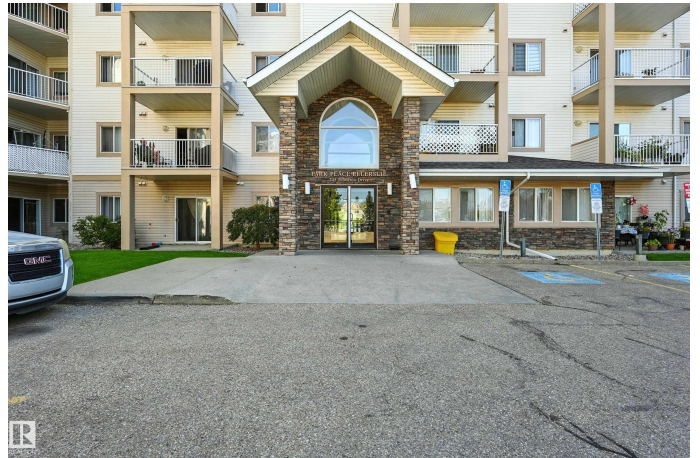
Top-Floor, Fully Upgraded 2-Bedroom, 2-Bathroom Condo. Welcome to this stunning top-floor condo offering the perfect blend of modern upgrades, comfort, and convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, this home has been renovated with attention to detail throughout. Step inside to find an open-concept layout with Vaulted Ceilings, stylish LVP flooring, fresh paint, and upgraded lighting that create a bright, contemporary feel. The chef-inspired kitchen boasts sleek countertops, stainless steel appliances, custom cabinetry, perfect for cooking and entertaining. The Master suite offers a walk-in closet and Full Ensuite bathroom, while the second bedroom is ideal for guests, a home office, or both. Enjoy your morning coffee or evening unwind on the private balcony, with top-floor views that give you added peace and privacy. Additional features include in-suite laundry, plenty of parking. Ideally located close to shopping, restaurants, transit, and parks. Don't miss this move in ready gem.

Built in 2004

### Essential Information

MLS® # E4454702

Price \$209,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	417 245 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J9

### Amenities

Amenities	Vaulted Ceiling, See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 25th, 2025  
Days on Market                1  
Zoning                              Zone 53  
Condo Fee                        \$410

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