

## \$300,000 - 39 150 Edwards Drive, Edmonton

MLS® #E4436527

**\$300,000**

2 Bedroom, 2.50 Bathroom, 1,229 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Low condo fees and beautifully updated for only \$300,000! Welcome to this bright and well kept townhome in the heart of Ellerslie. The main floor offers luxury vinyl plank flooring, a spacious entryway, and a functional open-concept layout. The kitchen features warm maple cabinets, updated appliances, and a large island with plenty of storage space. The living room is filled with natural light and offers enough room to comfortably set up a home office. A convenient 2-piece bath completes the main level. Upstairs, you'll find two oversized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The basement is undeveloped and ready for your personal touch. Enjoy the convenience of an attached single garage and a location that's close to parks, shopping, and transit. Perfect for first-time buyers or investors looking to capitalize on the robust Edmonton real estate market. Move-in ready and full of potential!

Built in 2005

### Essential Information

MLS® #	E4436527
Price	\$300,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	39 150 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M4

### **Amenities**

Amenities	Parking-Visitor, Patio, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Middle	Kisewatsiwin
High	Sakaw

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$245

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