

## \$294,900 - 183 230 Edwards Drive, Edmonton

MLS® #E4442046

**\$294,900**

3 Bedroom, 1.50 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to your dream townhome in South Edmonton—where style meets function in a beautifully updated end unit, perfect for families or investors. Step inside to a bright, OPEN-CONCEPT main floor featuring a kitchen w/tons of counter space—ideal for cooking & entertaining. The kitchen flows effortlessly into the dining area & cozy living room, large windows that flood the space w/natural light & a FULLY FENCED BACKYARD to enjoy the summer breeze. Upstairs offers 3 BEDROOMS, including a huge primary suite w/a walk-in closet. A spacious 4-piece bathroom completes the upper level. Downstairs, the partly finished basement adds VALUABLE DEVELOPED SPACE w/a LARGE WINDOW—perfect as a rec room, office, or guest suite—a POTENTIAL 4TH BEDROOM. With UPDATED FLOORING THROUGHOUT, this home is truly move-in ready. Enjoy the privacy of an attached single garage w/an extra parking pad. RIGHT OFF MAJOR ROUTES & W/PUBLIC TRANSIT ACCESS, just a short drive to the Int'l airport, w/nearby schools & parks—your new home awaits!

Built in 2003

### Essential Information

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Price	\$294,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	183 230 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1G7

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Concrete, Stone, Vinyl
Exterior Features	Airport Nearby, Commercial, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Concrete, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sakaw School
Middle	Kisāwā̃tisiwin School
High	J. Percy Page School

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	Zone 53
Condo Fee	\$348

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