

## \$207,500 - 122 245 Edwards Drive, Edmonton

MLS® #E4447012

**\$207,500**

2 Bedroom, 2.00 Bathroom, 847 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom main floor corner unit offering the perfect blend of comfort, privacy, and convenience. Boasting over 840+ sqft, this thoughtfully designed layout that maximizes space and natural light. Both bedrooms are generously sized, ideal for restful retreats or for accommodating a home office setup. The open-concept living and dining areas are perfect for entertaining, with direct patio door access to a private, tree-lined green space—thanks to its quiet corner location. The modern kitchen comes fully equipped with all the essentials and features in-suite laundry for added convenience. This building includes great amenities such as a fitness room and an energized parking stall, with the option to rent an additional stall. Located near scenic walking trails, ponds, and schools, with easy access to Ellerslie Road and Anthony Henday Drive for a stress-free commute. Move-in ready and exceptionally well cared for—just waiting for you to call it home!

Built in 2004

### Essential Information

MLS® # E4447012

Price \$207,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	122 245 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J9

### Amenities

Amenities	Closet Organizers, Exercise Room, Recreation Room/Centre, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 53
Condo Fee	\$414

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