

## \$249,900 - N/A, Edmonton

MLS® #E4447202

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Stylish, Spacious, and Loaded with Value! Discover this sprawling 2-bedroom plus den condo with over 1,100 sq ft in Haddow's coveted Tradition at Riverside. This beautifully maintained second-floor unit features 9-foot ceilings, central air conditioning, and a smart layout with two full bathrooms, including a 3-piece ensuite off the primary bedroom. Enjoy the convenience of in-suite laundry, stainless steel appliances, a titled underground parking stall, and a secure, spacious storage unit connected to the parking. The building offers top-tier amenities including an exercise room, guest suite, social rooms, and car wash. Monthly condo fees of \$577.92 offer truly worry-free living, covering heat, water/sewer, and professional management. Ideally located near parks, schools, transit, and shopping. Perfect for homeowners or investors. This rare opportunity won't last long. Book your private showing today!

Built in 2006

### Essential Information

MLS® #	E4447202
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,150
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

### Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 14
Condo Fee	\$578

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