

## \$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

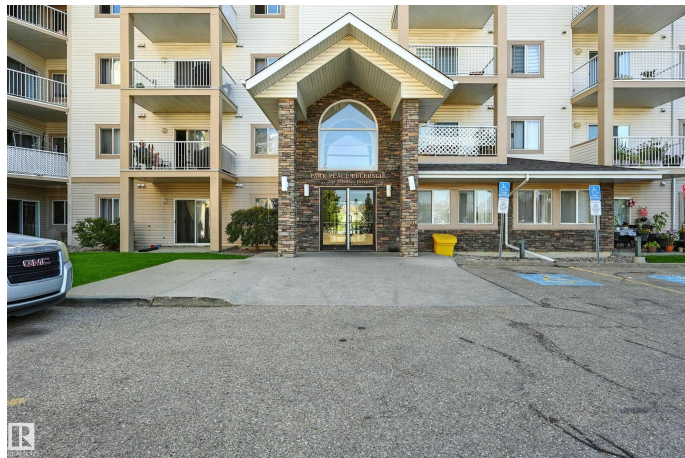
Top-Floor, Fully Upgraded 2-Bedroom, 2-Bathroom Condo. Welcome to this stunning top-floor condo offering the perfect blend of modern upgrades, comfort, and convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, this home has been renovated with attention to detail throughout. Step inside to 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                3  
Zoning                              Zone 53  
Condo Fee                        \$410

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