

## \$197,500 - 314 245 Edwards Drive, Edmonton

MLS® #E4458466

**\$197,500**

2 Bedroom, 2.00 Bathroom, 828 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to your new home in Ellerslie! This charming 2-bedroom, 2-bathroom condo offers the perfect blend of comfort and convenience. The kitchen is designed for both style and function, with ample cabinet and counter space, plus sleek stainless steel appliances, ideal for your culinary creations. Relax in the spacious living room or step out onto your private deck, the perfect spot to enjoy your morning coffee. The primary bedroom serves as a peaceful retreat, complete with a well-appointed 4-piece ensuite. A second bedroom and an additional 4-piece bathroom are thoughtfully situated just across from the living room, ensuring a well-balanced layout. Enjoy the added convenience of an in-suite washer and dryer. With quick access to the Anthony Henday and shopping and dining options just moments away, this condo offers everything you need for modern living.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458466  |
| Price          | \$197,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 828       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 245 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1J9               |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Stall                                                                    |

### Interior

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

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Airport Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Sakaw School         |
| Middle     | Kisw̓tisiwin School  |
| High       | J. Percy Page School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | Zone 53              |
| Condo Fee      | \$410                |

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Listing information last updated on November 4th, 2025 at 10:47am MST