

## \$225,000 - 304 111 Edwards Drive, Edmonton

MLS® #E4436200

**\$225,000**

2 Bedroom, 2.00 Bathroom, 988 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

CORNER unit available for QUICK possession! Spacious two bedroom/two bath unit in a great family friendly building and location. PLUS TWO titled outdoor stalls. In pristine condition with tons of natural light, for a bright and airy feel with an open concept layout. Master bedroom is generous in size and features a walk in closet plus ensuite with tub. Complete with a wrap around SW balcony. Location is close to schools, public transportation, major shopping hubs, restaurants plus quick access to the Anthony Henday and Calgary Trail/Gateway. Great opportunity as an investment, easy to rent and shows 10/10. Pets allowed with board approval.

Built in 2006

### Essential Information

MLS® #	E4436200
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.00
Year Built	2006
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 111 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C4

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Composition
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 11th, 2025
Days on Market	29

Zoning	Zone 53
Condo Fee	\$552

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 11:32pm MDT