

## **\$319,900 - 117 150 Edwards Drive, Edmonton**

MLS® #E4444363

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,235 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this CHARMING updated,end unit townhome,perfectly situated in a quiet complex.From the moment you walk in,you will fall in love!The bright living room offers lots of natural light from the many windows+a sliding door to the private patio+green space.The updated kitchen has two toned oak cabinets,stainless/black appliances+separate dining area.The main floor is complete with a 2pc bath+entrance to the single garage.Upstairs you will find a large primary bedroom(w/walk-in closet);two more good sized bedrooms+a beautifully renovated 4pc bath(new vanity,quartz,flooring+subway tile).Your movie nights just got better in the basement's "theatre" room complete with projector, screen+speakers.Completing the basement is laundry+storage. Upgrades:Fridge,Chandelier Light Fixtures,Laminate,Under Cabinet Lighting,Taps,Toilets,Work Bench,Oversized Driveway,Paint...The list is endless!Walking distance to parks,schools,transit,shopping,restaurants+a quick drive to major freeways+the airport.Move in + enjoy!

Built in 2005

### **Essential Information**

MLS® #

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Price	\$319,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	117 150 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1M4

### Amenities

Amenities	Parking-Visitor, Storage-In-Suite, See Remarks
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Projector
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Flat Site, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Sakaw School
Middle	kisÅªwÅ«tisiwin School
High	J. Percy School

### Additional Information

Date Listed	June 26th, 2025
Days on Market	12
Zoning	Zone 53
Condo Fee	\$245

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