

## \$300,000 - 39 150 Edwards Drive, Edmonton

MLS® #E4436527

**\$300,000**

2 Bedroom, 2.50 Bathroom, 1,229 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Low condo fees and beautifully updated for only \$300,000! Welcome to this bright and well kept townhome in the heart of Ellerslie. The main floor offers luxury vinyl plank flooring, a spacious entryway, and a functional open-concept layout. The kitchen features warm maple cabinets, updated appliances, and a large island with plenty of storage space. The living room is filled with natural light and offers enough room to comfortably set up a home office. A convenient 2-piece bath completes the main level. Upstairs, you'll find two oversized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite. The basement is undeveloped and ready for your personal touch. Enjoy the convenience of an attached single garage and a location that's close to parks, shopping, and transit. Perfect for first-time buyers or investors looking to capitalize on the robust Edmonton real estate market. Move-in ready and full of potential!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436527  |
| Price     | \$300,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,229             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 39 150 Edwards Drive |
| Area        | Edmonton             |
| Subdivision | Ellerslie            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1M4              |

### **Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Parking-Visitor, Patio, See Remarks |
| Parking   | Single Garage Attached              |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|        |              |
|--------|--------------|
| Middle | Kisewatsiwin |
| High   | Sakaw        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 53        |
| Condo Fee      | \$245          |

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Listing information last updated on May 23rd, 2025 at 8:17pm MDT