

\$194,900 - 119 245 Edwards Drive, Edmonton

MLS® #E4450999

\$194,900

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

FACING THE PARK! This 2 bedroom 2 bathroom unit is a fantastic opportunity for an investor or a first time home buyer. Good sized kitchen with an island breakfast bar and living room adjoining the east facing balcony looking onto the park, this unit stays nice and cool during the summer months due to its location and exposure! 2 Bedrooms which are on opposite sides of the unit and (2) 4 piece baths with the primary having a large walk through closet which leads to the ensuite. The low condo fees in this unit include Heat and water/sewer payments and the building comes with a gym on the main floor free to use. Steps away from public transit, close to schools and shopping, walking trails minutes to the Henday, South Common & the QE2. This unit comes with 1 assigned parking stall and is priced to sell. Come see it today **UPDATE!** **BRAND NEW VINYL PLANK FLOORING IN LIVING ROOM, KITCHEN, & BATHROOMS!**

Built in 2004

Essential Information

MLS® #	E4450999
Price	\$194,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	825
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	119 245 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J9

Amenities

Amenities	On Street Parking, Exercise Room, Parking-Visitor, Patio
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 2nd, 2025
Days on Market	96
Zoning	Zone 53
Condo Fee	\$460

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