

## \$272,800 - 404 1144 Adamson Drive, Edmonton

MLS® #E4457158

**\$272,800**

2 Bedroom, 2.00 Bathroom, 779 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to top-floor living in the sought-after Elan Building. This bright and spacious two bedroom two bath suite features 9' ceilings, quartz counter tops throughout, maple cabinets, stainless steel appliances, glass tile backsplash, walnut laminate flooring, pendant lighting, convenient in-suite laundry, a pantry and a built in tech centre with extra storage. The primary suite includes a walk-through closet and 4-pc ensuite, while the second bedroom is ideal for children or guest. Unit comes with a titled heated underground parking stall and storage cage. The building features a social room with wet bar and pool table and a well equipped fitness room. Unit also has view of Blackmud Creek Ravine, just minutes from the Anthony Henday, shopping, walking trails, public transit and schools! Elan Condo consistently awarded recognition by Edmonton Police Service for maintaining security standards in accordance with crime-free multi-housing program.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457158  |
| Price     | \$272,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 779                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor, Party Room, Secured Parking, Social Rooms, Storage-Locker Room |
| Parking   | Underground                                                                                    |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Other, Vinyl       |
| Exterior Features | Flat Site          |
| Roof              | Flat               |
| Construction      | Other, Vinyl       |
| Foundation        | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 51                   |
| Zoning         | Zone 55              |
| Condo Fee      | \$391                |

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Listing information last updated on November 1st, 2025 at 1:17pm MDT