

## \$314,999 - 135 230 Edwards Drive, Edmonton

MLS® #E4449810

**\$314,999**

3 Bedroom, 2.50 Bathroom, 1,195 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Step into this beautifully refreshed townhome, featuring fresh paint, new flooring and bright , inviting atmosphere. The open-concept main floor effortlessly connects the modern kitchen - with sleek quartz countertops and stainless steel appliances - to the dining area and cozy living room , creating the perfect space for daily living and entertaining. Upstairs you'll find three spacious bedrooms with brand new plush carpeting offering comfort and privacy for the whole family. The partial finished basement adds versatile living space ,ideal for a rec room, home office or guest suite with the full bathroom. Practical perks include a single attached garage plus an additional parking spot on the front driveway. Enjoy the ease of the low-maintenance condo living in a prime location-close to schools, parks, shopping and just minutes to the airport. Perfect for families, professionals or investors. This turkey home is ready for its next chapter.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449810  |
| Price      | \$314,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,195             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 135 230 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1G7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                |
| Stories      | 3                                                                                                                        |
| Has Basement | Yes                                                                                                                      |
| Basement     | Full, Partially Finished                                                                                                 |

### Exterior

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

### Additional Information

Date Listed July 25th, 2025

Days on Market 6

Zoning Zone 53

Condo Fee \$348

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