

## \$284,900 - 196 230 Edwards Drive, Edmonton

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MLS® #E4450989

**\$284,900**

3 Bedroom, 1.50 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

### ATTENTION FIRST TIME HOME

BUYERS/INVESTORS! This stylish townhouse with ATTACHED GARAGE and TWO MORE PARKING SPACES on the extended driveway in the sought after community of ELLERSLIE is ready to move in. The main floor features a spacious living room, functional kitchen, dining area and a half bathroom. The upper floor has a huge master bedroom with walk in closet, two other generous size bedrooms and a full bath. Recent upgrades include LUXURY VINYL FLOORING ON THE MAIN FLOOR, HWT, REFRIGERATOR, STOVE and DISH WASHER. This property is conveniently located to SHOPPING, PUBLIC TRANSPORT, SOUTH COMMON, SCHOOLS, ANTHONY HENDAY and all other amenities! IMMEDIATE POSSESSION AVAILABLE

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450989  |
| Price          | \$284,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,238     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 196 230 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1G7               |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                           |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Campus School    |
| Middle     | Shauna May Seneca School   |
| High       | St. Clement Elementary/Jun |

### Additional Information

Date Listed August 2nd, 2025  
Days on Market 18  
Zoning Zone 53  
Condo Fee \$348



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