

Courtesy Of Don Boonstra Of 2% Realty Pro

# \$299,000 - 123 230 Edwards Drive, Edmonton

MLS® #E4427484

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,201 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

This well-maintained townhome in Stonebridge offers modern design and functionality with an open-concept main floor. Kitchen features maple cabinets and stainless-steel appliances and connects to a living room with gas fireplace and lots of natural light. Upstairs, you'll find three large bedrooms, including a master suite with a walk-in closet. The unfinished basement offers plenty of storage and future development potential. Furnace, HWT and kitchen appliances replaced in 2022. Additional features include an attached single garage and parking pad for an extra vehicle. Located near Ellerslie Rd, 91st St shopping and dining, and quick access to the Anthony Henday. This home is perfect for a family or investment opportunity. Note virtual staging added to imagine the space.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427484  |
| Price          | \$299,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,201     |
| Acres          | 0.00      |



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

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 123 230 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1G7               |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Extra, Patio   |
| Parking   | Single Garage Attached |

### **Interior**

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

### **Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Airport Nearby, No Back Lane, No Through Road, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 53          |

Condo Fee            \$335

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Listing information last updated on April 4th, 2025 at 9:02pm MDT