

## \$154,800 - 410 111 Edwards Drive, Edmonton

MLS® #E4428678

**\$154,800**

1 Bedroom, 1.00 Bathroom, 635 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to Park Place Court in Ellerslie! This charming TOP-FLOOR UNIT, 1-bedroom, 1-bathroom top-floor, 635 sqft condo unit offers both comfort and convenience in a friendly, welcoming neighborhood. Featuring a bright & open layout, this unit makes it an ideal home for a first-time buyer or young professional. The unit features a VAULTED CEILING, a PRIVATE BALCONY, for enjoying your morning coffee or relaxing after a long day. The building is equipped with a variety of amenities, including a social room and party room, elevator and secured doors. Plus, with heat and water included in the condo fees, you'll enjoy hassle-free living and predictable monthly costs. This condo is not only a great place to live but also a sound investment opportunity. Whether you're a first-time buyer, a young professional seeking an affordable home, or an investor looking to expand your portfolio, this unit offers solid value in a desirable area. Close to all amenities including public transportation and shopping!

Built in 2006

### Essential Information

MLS® # E4428678

Price \$154,800

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 635                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 410 111 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0C4               |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Intercom, Parking-Visitor, Party Room, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Stall, Tandem   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Sakaw School         |
| Middle     | Kisewatisiwin School |
| High       | J. Percy Page School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 53         |
| Condo Fee      | \$347           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 9:17pm MDT