

## \$283,000 - 418 1204 156 Street, Edmonton

MLS® #E4445587

**\$283,000**

2 Bedroom, 2.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

You wouldn't want to miss this one! Stunning view with wrap-around balcony! 2+2+2! 2 Bdrms, 2 Bathrooms & 2 Parking Stalls! TOP-FLOOR CORNER UNIT in the sought-after community of SOUTH TERWILLEGAR! This thoughtfully designed condo offers an ideal layout with a spacious open-concept living area—perfect for everyday living or entertaining guests. The beautiful kitchen features modern finishes and flows seamlessly into the dining and living space, all bathed in natural light from large windows. Step out onto your PRIVATE BALCONY—a perfect spot for your morning coffee or evening unwind. Enjoy the convenience of IN-SUITE LAUNDRY AND STORAGE, plus TWO PARKING STALLS (one underground and one above ground). The building also offers fantastic amenities including a FITNESS ROOM AND A PARTY ROOM for larger gatherings. Located close to schools, shopping, restaurants, parks, and public transit, this home offers comfort, convenience, and lifestyle in one of Edmonton's most desirable neighborhoods. A MUST SEE!

Built in 2007

### Essential Information

MLS® #

E4445587



Price	\$283,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	418 1204 156 Street
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R6

### Amenities

Amenities	Deck, Exercise Room, Recreation Room/Centre, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public

	Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	Zone 14
Condo Fee	\$605

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 July 9th, 2025 at 5:33pm MDT