

## \$189,900 - 430 111 Edwards Drive, Edmonton

MLS® #E4446607

**\$189,900**

2 Bedroom, 2.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Step into this sun-filled 2 Bed and 2 Bath gem with an open-concept layout and wraparound North-facing Huge Balcony – perfect for soaking in sunsets or sipping morning coffee! Located in a family-friendly building near

schools, shopping, restaurants, public transit, and with quick access to the Anthony Henday & Calgary Trail – convenience is at your doorstep. - 1 parking stall, direct view from Balcony - Massive primary bedroom with

walk-in closet & private ensuite - Flooded with natural light for that bright, airy vibe - Immaculate condition – shows like new!

Whether you're a first-time buyer or savvy investor, this one checks all the boxes!

Pet-friendly (with board approval) and easy to rent out. This is the opportunity you've been waiting for!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446607  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 912       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 430 111 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0C4               |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Recreation Room/Centre, Security Door, See Remarks |
| Parking Spaces | 1                                                                                                    |
| Parking        | Stall                                                                                                |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                         |
| # of Stories      | 4                                                                                              |
| Stories           | 1                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | None, No Basement                                                                              |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                           |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Unknown                                                                                     |
| Construction      | Wood, Composition                                                                           |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 8th, 2025 |
|-------------|----------------|

Days on Market     43  
Zoning                Zone 53  
Condo Fee           \$512

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