

\$249,900 - N/A, Edmonton

MLS® #E4447202

\$249,900

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Stylish, Spacious, and Loaded with Value! Discover this sprawling 2-bedroom plus den condo with over 1,100 sq ft in Haddow's coveted Tradition at Riverside. This beautifully maintained second-floor unit features 9-foot ceilings, central air conditioning, and a smart layout with two full bathrooms, including a 3-piece ensuite off the primary bedroom. Enjoy the convenience of in-suite laundry, stainless steel appliances, a titled underground parking stall, and a secure, spacious storage unit connected to the parking. The building offers top-tier amenities including an exercise room, guest suite, social rooms, and car wash. Monthly condo fees of \$577.92 offer truly worry-free living, covering heat, water/sewer, and professional management. Ideally located near parks, schools, transit, and shopping. Perfect for homeowners or investors. This rare opportunity won't last long. Book your private showing today!

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4447202 |
| Price | \$249,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,150 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------|
| Address | N/A |
| Area | Edmonton |
| Subdivision | Haddow |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0H1 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating | Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
| Zoning | Zone 14 |
| Condo Fee | \$578 |

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