

## \$250,000 - N/A, Edmonton

MLS® #E4440671

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Upscale Comfort & Refined Living in the Heart of Riverbend! Impeccably maintained 2 Bdrm + 2 Bath condo offers over 1,000 sq. ft. with an inviting open-concept layout. A spacious kitchen with timeless white cabinets, generous dining & living area featuring warm laminate floors & gas fireplace—a perfect centerpiece for relaxed evenings. Patio door access to your private west-facing balcony. The primary suite is a true retreat, with dual closets & 3-piece bath. The 2nd bdrm, located on the opposite end of the unit for added privacy, includes its own 4-piece ensuite, making it perfect for guests or visiting family. Enjoy the added convenience of in-suite laundry & an incredibly rare DOUBLE ATT™, HEATED TANDEM GARAGE—a premium feature offering secure parking & space for storage/workbench. This well-managed, age-restricted (18+) bldg. caters to a discerning lifestyle with a range of amenities, incl. gym, social room & guest suite. Recent updates incl. A/C, H2O tank & washer. Condo fees incl. heat/water/sewer.

Built in 2001

### Essential Information

MLS® # E4440671

Price \$250,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,017                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| 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 2V1  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Heated, Tandem   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Fan Coil, Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 14        |
| Condo Fee      | \$655          |

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Listing information last updated on June 21st, 2025 at 7:47am MDT