

## \$285,000 - 304 1144 Adamson Drive, Edmonton

MLS® #E4446569

**\$285,000**

2 Bedroom, 2.00 Bathroom, 783 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

### ORIGINAL OWNER & MINT CONDITION!!!

This very impressive condo, still looks new, is almost 800 sq ft and comes with 2 bdrms & 2 full bath, in-suite laundry and a HEATED UNDERGROUND titled parking. The southeast facing patio facing beautiful green spaces and welcomes natural daylight to brightens the entire unit. A wide open kitchen with stainless steel appliances & granite c/tops compliment the dark cabinets with plenty of counter-space for entertaining family and friends. The spacious Primary bdrm with huge window has its own walk-through double mirrored closet and full 3pce ensuite. The spacious 2nd bdrm can fit any size furnishing and is totally separated with a private bath. This building has a gym, party room and guest sitting areas. Very low condo fee which includes your monthly HEAT & WATER expenses. Close to all amenities and easy access to major roadways will make this unit perfect for first time home buyers or someone wanting to downsize and still have space. Take a look and it could be yours!!!

Built in 2014

### Essential Information

MLS® # E4446569

Price \$285,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	783
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 1144 Adamson Drive
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X7

### Amenities

Amenities	Ceiling 9 ft.
Parking	Parkade

### Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Washer/Dryer, Stove-Electric	Oven-Microwave,	Refrigerator,	Stacked
Heating	Baseboard, Electric			
# of Stories	4			
Stories	1			
Has Basement	Yes			
Basement	None, No Basement			

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                42  
Zoning                              Zone 55  
Condo Fee                        \$391

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