

## \$315,000 - 171 230 Edwards Drive, Edmonton

MLS® #E4430634

**\$315,000**

3 Bedroom, 1.50 Bathroom, 1,225 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this immaculate Townhome with single ATTACHED GARAGE and LOW CONDO FEE in Ellerslie!! This home has been FRESHLY PAINTED, and has all NEW FLOORING throughout. This lovely home has 3 bedrooms and 1.5 bathrooms. Has been used as a long term and short term rental. Amazing SW location with everything nearby including shopping, restaurants and schools. Perfect for a first time home buyer or Investor !!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4430634          |
| Price          | \$315,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,225             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 171 230 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1G7               |

## Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 53          |
| Condo Fee      | \$335            |

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Listing information last updated on May 1st, 2025 at 3:47pm MDT