

## \$294,900 - 230 Edwards Drive, Edmonton

MLS® #E4442046

**\$294,900**

3 Bedroom, 1.50 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to your dream townhome in South Edmonton—where style meets function in a beautifully updated end unit, perfect for families or investors. Step inside to a bright, OPEN-CONCEPT main floor featuring a kitchen w/tons of counter space—ideal for cooking & entertaining. The kitchen flows effortlessly into the dining area & cozy living room, large windows that flood the space w/natural light & a FULLY FENCED BACKYARD to enjoy the summer breeze. Upstairs offers 3 BEDROOMS, including a huge primary suite w/a walk-in closet. A spacious 4-piece bathroom completes the upper level. Downstairs, the partly finished basement adds VALUABLE DEVELOPED SPACE w/a LARGE WINDOW—perfect as a rec room, office, or guest suite—a POTENTIAL 4TH BEDROOM. With UPDATED FLOORING THROUGHOUT, this home is truly move-in ready. Enjoy the privacy of an attached single garage w/an extra parking pad. RIGHT OFF MAJOR ROUTES & W/PUBLIC TRANSIT ACCESS, just a short drive to the Int'l airport, w/nearby schools & parks—your new home awaits!

Built in 2003

### Essential Information

MLS® #                      E4442046



|                |                   |
|----------------|-------------------|
| Price          | \$294,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,220             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 2                               |
| Parking        | Single Garage Attached          |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Commercial, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |

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

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Sakaw School         |
| Middle     | Kisawætisiwin School |
| High       | J. Percy Page School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 53         |
| Condo Fee      | \$348           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:02pm MDT