

## \$154,800 - 410 111 Edwards Drive, Edmonton

MLS® #E4428678

**\$154,800**

1 Bedroom, 1.00 Bathroom, 635 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to Park Place Court in Ellerslie! This charming TOP-FLOOR UNIT, 1-bedroom, 1-bathroom top-floor, 635 sqft condo unit offers both comfort and convenience in a friendly, welcoming neighborhood. Featuring a bright & open layout, this unit makes it an ideal home for a first-time buyer or young professional. The unit features a VAULTED CEILING, a PRIVATE BALCONY, for enjoying your morning coffee or relaxing after a long day. The building is equipped with a variety of amenities, including a social room and party room, elevator and secured doors. Plus, with heat and water included in the condo fees, you'll enjoy hassle-free living and predictable monthly costs. This condo is not only a great place to live but also a sound investment opportunity. Whether you're a first-time buyer, a young professional seeking an affordable home, or an investor looking to expand your portfolio, this unit offers solid value in a desirable area. Close to all amenities including public transportation and shopping!

Built in 2006

### Essential Information

MLS® # E4428678

Price \$154,800

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	410 111 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C4

### **Amenities**

Amenities	Detectors Smoke, Intercom, Parking-Visitor, Party Room, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall, Tandem

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sakaw School
Middle	Kisewatisiwin School
High	J. Percy Page School

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	38
Zoning	Zone 53
Condo Fee	\$347

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