

Courtesy Of Wendy Hamel Of RE/MAX River City

\$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	12
Zoning	Zone 14
Condo Fee	\$655

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 16th, 2025 at 9:47am MDT