

## \$229,900 - 305 1204 156 Street, Edmonton

MLS® #E4449471

**\$229,900**

2 Bedroom, 2.00 Bathroom, 854 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this RENOVATED condo in the highly sought after community of South Terwillegar. This delightful 2 bedroom/2 bathroom unit offers 854sqft in an incredible location close to all amenities. The kitchen features a pass through to the dining space, full height cabinetry with ample storage space and gleaming new QUARTZ counters/undermount sink. The living space features new VINYL PLANK FLOORING that flows throughout. There is a large balcony complete with gas hook up for a bbq! The primary bedroom has a three piece ENSUITE, built in linen closet and a walk through closet. The spacious second bedroom offers a good amount of closet space as well. This home has an assigned UNDERGROUND PARKING STALL and a titled storage unit for your convenience! Freshly painted, new flooring, lighting, quartz and so much more. Quick possession!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449471  |
| Price      | \$229,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 854                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Exercise Room, Parking-Visitor, Party Room, Security Door, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground                                                                                                |

### Interior

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

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 14         |
| Condo Fee      | \$520           |

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Listing information last updated on August 17th, 2025 at 12:03am MDT