

## \$195,500 - 430 111 Edwards Drive, Edmonton

MLS® #E4457734

**\$195,500**

2 Bedroom, 2.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Step into this sun-filled 2 Bed and 2 Bath gem with an open-concept layout and wraparound North-facing Huge Balcony – perfect for soaking in sunsets or sipping morning coffee! Located in a family-friendly building near schools, shopping, restaurants, public transit, and with quick access to the Anthony Henday & Calgary Trail – convenience is at your doorstep. - 1 parking stall, direct view from Balcony - Massive primary bedroom with walk-in closet & private ensuite - Flooded with natural light for that bright, airy vibe - Immaculate condition – shows like new! Whether you're a first-time buyer or savvy investor, this one checks all the boxes! New flooring of your choice can be installed before possession.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457734  |
| Price          | \$195,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 912       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 430 111 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0C4               |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Stall                                                                                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Portable, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                         |
| Stories           | 1                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 2                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$512   |

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 September 15th, 2025 at 9:47pm MDT