

## \$236,900 - 305 1204 156 Street, Edmonton

MLS® #E4449471

**\$236,900**

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	\$236,900
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 3

Zoning Zone 14

Condo Fee \$520

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Listing information last updated on July 27th, 2025 at 11:47am MDT