

## \$245,000 - 416 1144 Adamson Drive, Edmonton

MLS® #E4461270

**\$245,000**

2 Bedroom, 2.00 Bathroom, 792 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

**STYLE & SOPHISTICATION!** Located in the community of ALLARD, this TOP FLOOR 2 Bed, 2 Bath condo is a blend of comfort and convenience. **BEAUTIFULLY DESIGNED** and well laid out, highlights include 9' ceilings, vinyl plank & ceramic tile floors, quartz countertops, stainless steel appliances, in-suite laundry (washer & dryer purchased in 2021), and an abundance of storage space throughout. Complete with 2 TITLED PARKING STALLS (1 underground w/storage locker + 1 energized surface stall) and a south-facing balcony. Well-maintained and highly sought after, ELAN CONDOMINIUMS offers a social/billiards room, fitness centre, and ample visitor parking. Steps away from the paved walking paths, connecting to Blackmud Creek Ravine trails & easy access to local shops, restaurants & amenities. **COME ENJOY THE BENEFITS!**

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461270  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 792       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 416 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, Parking-Visitor, Party Room, Storage Cage |
| Parking Spaces | 2                                                                       |
| Parking        | Stall, Underground                                                      |

### Interior

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

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                           |
| Exterior Features | Airport Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Flat                                                 |
| Construction      | Wood, Brick, Stucco, Vinyl                           |
| Foundation        | Concrete Perimeter                                   |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Dr Lila Fahlman |
|------------|-----------------|

|        |                  |
|--------|------------------|
| Middle | Dr Lila Fahlman  |
| High   | Dr Anne Anderson |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$419             |

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Listing information last updated on October 10th, 2025 at 3:17am MDT