

## **\$314,900 - 89 230 Edwards Drive, Edmonton**

MLS® #E4454232

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,198 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Spacious Updated Townhouse with Modern Finishes & Great Location. Step inside to a bright foyer with direct access to the attached garage—deep enough to fit a truck—plus a convenient half bath, pantry, and extra storage space. This home has been beautifully updated with NEW FLOORING, NEW CARPETS, and FRESH PAINT throughout, giving it a clean and modern feel. The open-concept main floor is designed for comfort and entertaining, featuring a large kitchen with abundant cabinetry and generous counter space for all your cooking needs. The dining area easily accommodates a full-sized family table and opens through patio doors to the backyard—perfect for summer BBQs. The living room is flooded with natural light from oversized windows. Upstairs, you™ll find two massive bedrooms, each with large closets. The owner™s suite includes a private 4-piece ensuite, while another full bathroom completes this level. The FULLY FINISHED BSMT adds even more living space with a third bedroom, laundry, and plenty of storage.

Built in 2003

### **Essential Information**

MLS® # E4454232

Price \$314,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,198             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 89 230 Edwards Drive |
| Area        | Edmonton             |
| Subdivision | Ellerslie            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1G7              |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | No Smoking Home, See Remarks |
| Parking   | Single Garage Attached       |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Stories           | 3                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Finished                                                                        |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                            |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 53           |
| Condo Fee      | \$348             |

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Listing information last updated on September 18th, 2025 at 5:17pm MDT