

Courtesy Of Brent Anderson Of Century 21 Masters

## \$200,000 - 304 2503 Hanna Crescent, Edmonton

MLS® #E4426346

**\$200,000**

1 Bedroom, 1.00 Bathroom, 724 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Discover the opportunity to own a lovely top floor, one-bedroom unit that is move-in ready and perfect for singles, couples, or investors. This charming unit is nestled in a quiet, well-maintained building in the desirable Riverbend area. The unit offers a versatile living space that caters to various lifestyles. Whether you're starting a new chapter or seeking an income property, this unit has you covered. Enjoy stylish and durable flooring that adds elegance to your home. Cozy up during colder months with this efficient and inviting feature. Relax and unwind with a peaceful view of the landscaped courtyard. This well-managed building offers a host of amenities that make condo living convenient and enjoyable: Theatre / Games Room, Social Room with kitchen, Guest Suites, Carwash Bay and a gym. The unit comes with A/C and a heated underground parking stall, with storage cage. Embrace the comforts and conveniences of condo living. Don't miss out on this unique opportunity!

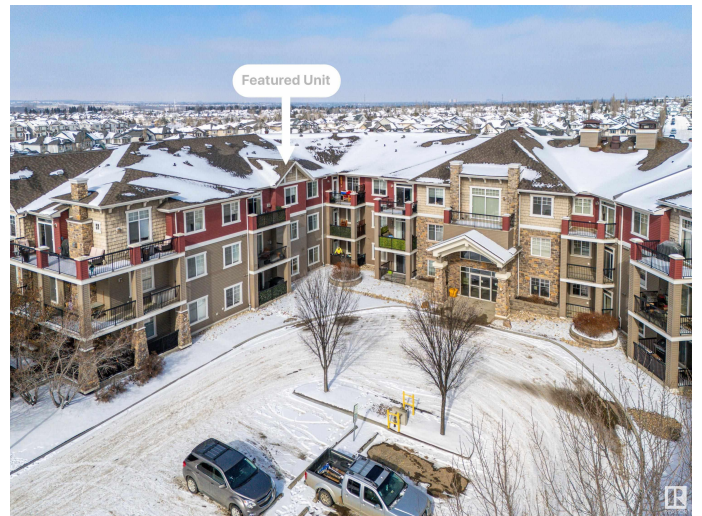
Built in 2006

### Essential Information

MLS® # E4426346

Price \$200,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	724
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	304 2503 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brookside School
Middle	Lillian Osborne School
High	Lillian Osborne School

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	26
Zoning	Zone 14
Condo Fee	\$360

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 April 14th, 2025 at 4:47pm MDT