

## \$335,000 - N/A, Edmonton

MLS® #E4432670

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

**SHOWSTOPPER 3rd FLOOR CORNER UNIT** with RAVINE views and 2 underground parking stalls! Welcome to Elan by Carrington Communitiesâ€™ an upscale condo backing onto peaceful green space. This 1,110 sq/ft unit features 2 spacious bedrooms, 2 full baths, in-suite laundry, and plenty of in-unit storage plus an additional storage locker. Natural light floods in through extra windows in this bright, open layout with 9' ceilings, stylish vinyl plank and tile flooring, A/C, to-the-ceiling cabinets, upgraded stainless steel appliances, and a massive kitchen island. The primary suite impresses with a walk-in closet, quartz counters, and a grand tiled shower. Step onto your large covered balcony with a gas line for your BBQ and enjoy east-facing ravine views. Amenities include a fitness centre, party room, boardroom, and visitor parking. Prime location near trails, schools, South Common, Anthony Henday, Hwy 2, Edmonton International Airport, shopping, & more. Donâ€™t miss out! Exceptional value - a 10/10!

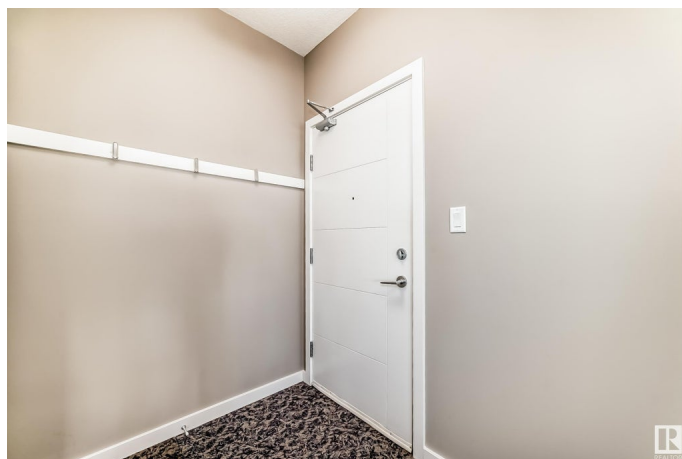
Built in 2020

### Essential Information

MLS® # E4432670

Price \$335,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, HRV System
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools

Roof	Flat
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$586

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Listing information last updated on April 25th, 2025 at 6:17pm MDT