

## \$283,000 - 418 1204 156 Street, Edmonton

MLS® #E4445587

**\$283,000**

2 Bedroom, 2.00 Bathroom, 983 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

You wouldn't want to miss this one! Stunning view with wrap-around balcony! 2+2+2! 2 Bdrms, 2 Bathrooms & 2 Parking Stalls! TOP-FLOOR CORNER UNIT in the sought-after community of SOUTH TERWILLEGAR! This thoughtfully designed condo offers an ideal layout with a spacious open-concept living area—perfect for everyday living or entertaining guests. The beautiful kitchen features modern finishes and flows seamlessly into the dining and living space, all bathed in natural light from large windows. Step out onto your PRIVATE BALCONY—a perfect spot for your morning coffee or evening unwind. Enjoy the convenience of IN-SUITE LAUNDRY AND STORAGE, plus TWO PARKING STALLS (one underground and one above ground). The building also offers fantastic amenities including a FITNESS ROOM AND A PARTY ROOM for larger gatherings. Located close to schools, shopping, restaurants, parks, and public transit, this home offers comfort, convenience, and lifestyle in one of Edmonton's most desirable neighborhoods. A MUST SEE!

Built in 2007

### Essential Information

MLS® # E4445587



|                |                        |
|----------------|------------------------|
| Price          | \$283,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 983                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 418 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Recreation Room/Centre, Vinyl Windows |
| Parking Spaces | 2                                                          |
| Parking        | Stall, Underground                                         |

### Interior

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

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public |

|              |                                                                |
|--------------|----------------------------------------------------------------|
|              | Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                               |
| Construction | Wood, Vinyl                                                    |
| Foundation   | Concrete Perimeter                                             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 14        |
| Condo Fee      | \$605          |

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Listing information last updated on July 4th, 2025 at 6:32am MDT