

## \$297,700 - 6 230 Edwards Drive, Edmonton

MLS® #E4452912

**\$297,700**

3 Bedroom, 2.50 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Gorgeous 3 bedroom SUNNY END UNIT townhouse condo. This home boasts CENTRAL AIR CONDITIONING, newer laminate flooring, nicely appointed OPEN CONCEPT kitchen with black appliances and breakfast bar, large great room with extra windows to view the large SOUTH FACING sunny PIE-SHAPED YARD and patio with gas hookup. Gas fireplace with wood surround mantle, master bedroom boasts a 5' walk in closet. Newer, built-in dishwasher and washing machine. And let's not forget the SINGLE ATTACHED GARAGE.... And More... Pets are welcome!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452912          |
| Price          | \$297,700         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,200             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6 230 Edwards Drive |
| Area        | Edmonton            |
| Subdivision | Ellerslie           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1G7             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Single Garage Attached           |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Fireplace    | Yes                                                                                        |
| Fireplaces   | Glass Door, Mantel                                                                         |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                              |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 53           |
| Condo Fee      | \$350             |

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 August 31st, 2025 at 8:47pm MDT