

## \$249,000 - 131 2503 Hanna Crescent, Edmonton

MLS® #E4448452

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Spacious 2 bed, 2 bath condo with brand new flooring, fresh paint, and appliances just 1 year old. Kitchen features glass tile backsplash, under-cabinet lighting, and breakfast bar. Primary bedroom offers his & her closets and 4-pc ensuite with double sinks. Second bedroom has nearby full bath. Enjoy in-suite laundry/storage, cozy gas fireplace, and underground heated parking with storage locker in front. Well-managed building with exercise room, theater, social room, and guest suite. Close to transit, shopping, parks, and trails—move-in ready!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448452               |
| Price          | \$249,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 131 2503 Hanna Crescent |
| Area        | Edmonton                |
| Subdivision | Haddow                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0H1                 |

## Amenities

|                |                                                                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Social Rooms, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                         |
| Parking        | Heated, Underground                                                                                                                                                                       |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Corner                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 4                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stone, Vinyl                     |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 14         |

Condo Fee                \$563

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Listing information last updated on August 3rd, 2025 at 10:02pm MDT