

## \$289,800 - 15 230 Edwards Drive, Edmonton

MLS® #E4456076

**\$289,800**

3 Bedroom, 1.50 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

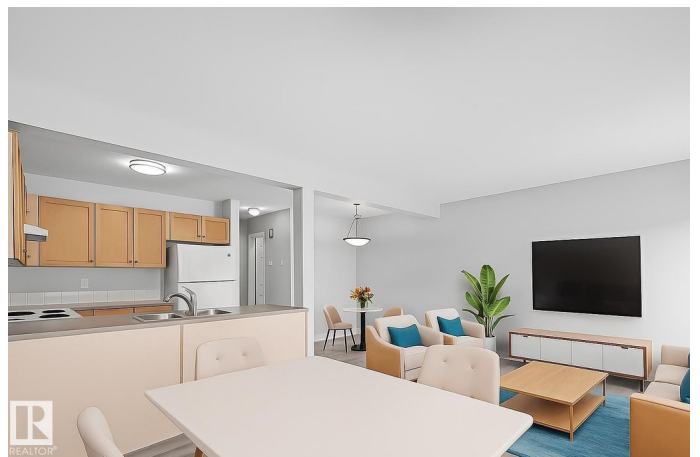
Ellerslie, Edmonton, AB

GREAT VALUE in a CONVENIENT COMMUNITY! With over 1,200sf plus an ATTACHED GARAGE this is a great starter home or investment opportunity. Main level boasts an open concept living room, dining nook & kitchen with ample counter space and cabinetry. Upstairs find 3 well-sized bedrooms and a full bathroom. Primary bedroom also boasts large walk-in closet and large windows. PLENTY of UPDATES including newer modern wide plank flooring, NEW carpets (July 2025), freshly painted & new bedroom light fixtures. Downstairs has plenty of potential for additional living space. Plus private patio to enjoy summer mornings and evenings. Parks, schools, retail, dining & easy access to major arteries in Ellerslie! Playground, walking paths/pond steps away. Enjoy low maintenance living at Stonebridge!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456076  |
| Price          | \$289,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,223     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15 230 Edwards Drive |
| Area        | Edmonton             |
| Subdivision | Ellerslie            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1G7              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sakaw/F.MichaelMireau |
|------------|-----------------------|

|        |                             |
|--------|-----------------------------|
| Middle | Kis~aw~tisiwin/F.MichaelMir |
| High   | JPercyPage/HolyTrinity      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 53             |
| Condo Fee      | \$348               |

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 September 18th, 2025 at 7:47pm MDT