

## \$249,500 - 5 840 156 Street, Edmonton

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MLS® #E4446274

### \$249,500

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Top floor living with unbeatable style and comfort in a well managed complex located in a family friendly community. This bright and spacious 2 bedroom 2 bathroom condo offers over 1100 square feet of living space and is perfect for first time buyers or savvy investors. The open concept layout features granite countertops, plenty of counter space, in suite laundry and lots of storage. Both bedrooms are generously sized and the primary suite includes a private ensuite. The cozy corner fireplace adds warmth and charm while the large balcony offers privacy, natural light and beautiful sunset views. As the top unit you will enjoy peace and quiet with no neighbours above and complete privacy. Low condo fees include water and sewer making this an affordable and smart choice. Pets are welcome with board approval. With your own private entrance, a parking stall right out front and quick access to Terwillegar Drive, Anthony Henday and transit this location is hard to beat. This is the perfect place to call home.

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446274  |
| Price    | \$249,500 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,056             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 840 156 Street  |
| Area        | Edmonton          |
| Subdivision | South Terwillegar |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0S2           |

### Amenities

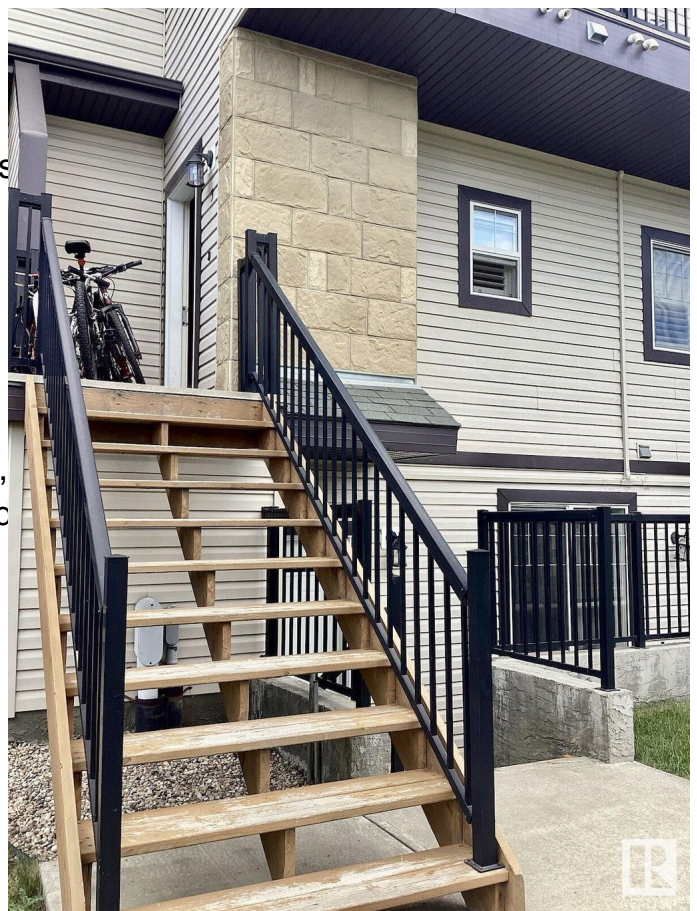
|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Deck, Parking-Plug-Ins, Parking-Vis |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Winc |
| Heating           | Forced Air-1, Natural Gas                                |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Tile Surround                                    |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Level Land, No Through Road, Picnic Area, |



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

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Esther Starkman |
| Middle     | Esther Starkman |
| High       | Lilian Osborne  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 14        |
| Condo Fee      | \$277          |

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Listing information last updated on July 9th, 2025 at 11:02am MDT