

# \$149,322 - 406 111 Edwards Drive, Edmonton

MLS® #E4432407

**\$149,322**

1 Bedroom, 1.00 Bathroom, 593 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

ESTATE SALE, quick possession not available - property has cleared probate. Welcome to Park Place Court in Ellerslie! This charming TOP-floor 1 bed, 1 bath condo offers a bright, open living space in convenient Ellerslie, South Edmonton. Enjoy the airy feel of vaulted ceilings and morning sun through the east-facing windows. Step out onto your private balcony—perfect for coffee or unwinding after a long day overlooking the quiet, treed neighborhood. Ideal for first-time buyers, young professionals, or investors, this well-maintained unit includes heat and water in the condo fees for worry-free budgeting. The building features a social and party room, elevator, and secured entry. Located in a friendly neighborhood just off Ellerslie road and close to public transit, shopping, and all major amenities, this condo blends comfort, convenience, and great value into one fantastic starter home offered under 150k.

Built in 2006

## Essential Information

MLS® #	E4432407
Price	\$149,322
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	593
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	406 111 Edwards Drive
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C4

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	5
Zoning	Zone 53
Condo Fee	\$372

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 April 29th, 2025 at 12:17am MDT