

# \$219,702 - 403 1204 156 Street, Edmonton

MLS® #E4430502

**\$219,702**

2 Bedroom, 2.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

TOP FLOOR!...ONE OF MOST SOUGH AFTER CONDOS IN SOUTH TERWILLEGAR!...AMENITIES (GYM/SOCIAL ROOM)...UNGERGROUND PARKING!...CLOSE TO ALL AMENITIES...2 BED/2 BATH!...~!WELCOME HOME!~...Ospin Terrace is great condo complex! This spacious top floor unit offers 2 bedrooms and 2 bathrooms, including a primary bedroom with full ensuite. The open-concept living area includes a cozy living room, dining area, and functional kitchen with eating bar, making it a great entertaining space! This unit boasts large windows, bringing in loads of natural light! Enjoy the great size balcony for outdoor entertaining. This unit also includes one assigned heated underground parking stall. The building also features a gym and a social room! Close to shopping, schools, restaurants, and more! Don't wait - see for yourself!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430502  |
| Price          | \$219,702 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 862       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 403 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks |
| Parking   | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 14          |
| Condo Fee      | \$521            |

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Listing information last updated on April 20th, 2025 at 1:02pm MDT