

## \$223,300 - 415 1204 156 Street, Edmonton

MLS® #E4462939

**\$223,300**

2 Bedroom, 2.00 Bathroom, 918 sqft

Condo / Townhouse on 0.00 Acres

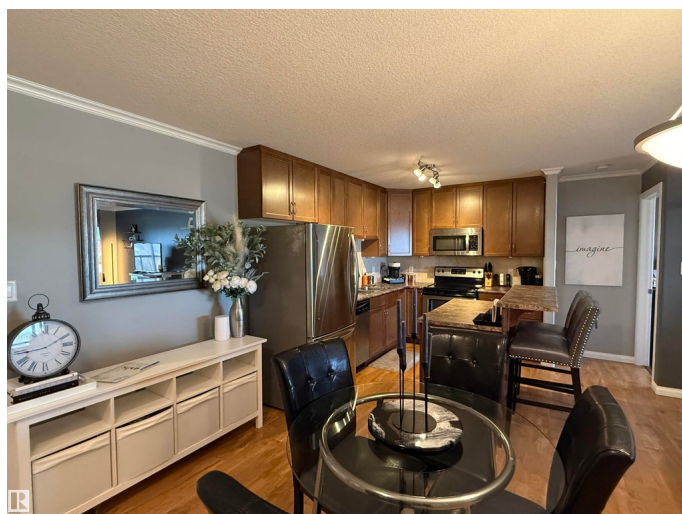
South Terwillegar, Edmonton, AB

Two parking spots, two bedrooms, two bathrooms too, and two stunning views that feel too good to be true. This top-floor condo offers peace and quiet with no noise from above, featuring upgraded appliances, tons of storage, and open-concept living designed for both comfort and entertaining. Pride of ownership shines throughout, with a gas BBQ hookup and a layout that flows beautifully from room to room. The building is well managed and shows exceptional care. Spacious, stylish, and move-in ready, this condo is calling for you.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462939               |
| Price          | \$223,300              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 415 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

## Amenities

|                |                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Exercise Room, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                |
| Parking        | Heated                                                                                                                                                                                           |

## Interior

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

## Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 14            |
| Condo Fee      | \$558              |

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Listing information last updated on October 22nd, 2025 at 11:47pm MDT