

## \$209,900 - 317 1204 156 Street, Edmonton

MLS® #E4462683

**\$209,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

\*\*\* YOU'RE SEARCH FOR AN AFFORDABLE, WELL-APPOINTED CONDO HAS ENDED, DEAR BUYER! \*\*\* Welcome to Ospin Terrace! You're new TWO bedroom TWO Bath condo has been meticulously cared for by the current owner. Super clean, tidy, and move-in ready! In-Suite laundry and storage make for convenient living in your third floor home! The BEST part? Your unit is facing a walking trail/greenspace and AWAY from Henday and is buffered by being on the east side of the easternmost building. Kitchen features loads of cabinet space and a helpful buffet-counter to serve guests in the dining room during family get togethers. All appliances included, especially the new Kitchenaid-1919 series microwave hood fan (just installed!). Need extra sleeping space but also need a home office? Second bedroom currently has murphy bed installed (can be removed if buyer wishes). Underground parking keeps your vehicle warm & dry! Fast access to amenities on Rabbit Hill Road or Windermere, and moments from Terwillegar Rec Centre! Welcome Home!

Built in 2007

### Essential Information

MLS® # E4462683

Price \$209,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 317 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                                                         |
| Parking        | Parkade, Underground                                                                                                                                                      |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 14            |
| Condo Fee      | \$511              |

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Listing information last updated on October 20th, 2025 at 7:32pm MDT