

Courtesy Of Kamran Amjad Of MaxWell Progressive

## \$240,000 - 116 1204 156 Street, Edmonton

MLS® #E4428400

### \$240,000

2 Bedroom, 2.00 Bathroom, 1,174 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Ospin Terrace, one of the most sought-after condo developments in South Terwillegar! This large main floor unit offers 2 bedrooms, a versatile den, and 2 bathrooms, providing plenty of space for work or relaxation. The open-concept living area is designed for comfort and convenience, while the functional kitchen is perfect for cooking and entertaining. Enjoy the ease of in-suite laundry and storage, plus a balcony to enjoy the fresh air. This unit comes with one assigned heated, underground parking stall for added convenience. The building also features a gym and a social room. Ideally located close to shopping, schools, restaurants, and more! Great for first-time homebuyers or a fantastic rental investment!

Built in 2007

### Essential Information

MLS® #	E4428400
Price	\$240,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	2007



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	116 1204 156 Street
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R6

### **Amenities**

Amenities	Recreation Room/Centre, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Esther Starkman School
------------	------------------------

Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	11
Zoning	Zone 14
Condo Fee	\$719

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 11th, 2025 at 9:32pm MDT