

## \$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 | 21              |
| Zoning         | Zone 14         |
| Condo Fee      | \$719           |

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Listing information last updated on April 22nd, 2025 at 10:17am MDT