

## \$274,000 - 123 2503 Hanna Crescent, Edmonton

MLS® #E4426082

**\$274,000**

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Welcome to this renovated, ready to move in 1144 sqft condo. Located on the main floor this 2 bed 2 bath + den condo features 9 foot ceilings, fireplace and A/C. Huge master bedroom with walkthru HIS and HERS CLOSETS ENSUITE with HIS & HERS SINKS shower and linen closet. The unit also offers spacious second bedroom, 4 pce bath, and den comes with French Door. Some of the renovations include- new tile flooring in kitchen and bathrooms, vinyl plank in other areas, new window coverings, new paint, new countertops with new sinks in kitchen and bathroom. The balcony offers ample amount of room for BBQ lovers. This unit comes with 1 heated underground titled parking stall and storage locker. Building has a social room, exercise room, guest suite and car wash. Quick access to all major roads and highways. Shopping, walking and biking trails, rec-centre, schools and restaurants are all nearby as well!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426082  |
| Price     | \$274,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,144                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 123 2503 Hanna Crescent |
| Area        | Edmonton                |
| Subdivision | Haddow                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0H1                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Secured Parking, See Remarks |
| Parking   | Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas  |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 17th, 2025  
Days on Market                35  
Zoning                              Zone 14  
Condo Fee                        \$541

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