

## \$219,702 - 403 1204 156 Street, Edmonton

MLS® #E4430502

**\$219,702**

2 Bedroom, 2.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

TOP FLOOR!...ONE OF MOST SOUGH AFTER CONDOS IN SOUTH TERWILLEGAR!...AMENITIES (GYM/SOCIAL ROOM)...UNGERGROUND PARKING!...CLOSE TO ALL AMENITIES...2 BED/2 BATH!...~!WELCOME HOME!~...Ospin Terrace is great condo complex! This spacious top floor unit offers 2 bedrooms and 2 bathrooms, including a primary bedroom with full ensuite. The open-concept living area includes a cozy living room, dining area, and functional kitchen with eating bar, making it a great entertaining space! This unit boasts large windows, bringing in loads of natural light! Enjoy the great size balcony for outdoor entertaining. This unit also includes one assigned heated underground parking stall. The building also features a gym and a social room! Close to shopping, schools, restaurants, and more! Don't wait - see for yourself!

Built in 2007

### Essential Information

MLS® #	E4430502
Price	\$219,702
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 1204 156 Street
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R6

### Amenities

Amenities	Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 11th, 2025

Days on Market 9

Zoning Zone 14

Condo Fee \$521

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