

## \$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                33  
Zoning                              Zone 14  
Condo Fee                        \$541

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 18th, 2025 at 10:47pm MDT