# \$259,900 - 327 2503 Hanna Crescent, Edmonton

MLS® #E4440745

#### \$259,900

2 Bedroom, 2.00 Bathroom, 1,072 sqft Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Welcome to the top floor of tradition and tranquility in desirable Riverbend! This beautifully upgraded 2-bedroom, 2-bath condo in Haddow is the perfect blend of comfort and convenience. Move-in ready, it features stylish, durable flooring, a cozy gas fireplace for winter nights, and A/C for summer comfort. The U-shaped kitchen is a dreamâ€"enhanced with a custom island, arborite counters, and deep pot drawers for all your culinary adventures. Wake up to peaceful views from your private deck or sip your morning coffee as the sun rises. The primary bedroom includes a walk-in closet and a sleek 3-piece ensuite. You'll love the heated underground stall with a storage cage plus a second titled outdoor stall. The well-managed building offers top-tier amenities: a gym, theatre room, games room, guest suites, social room with kitchen, and a car wash bay. Close to Terwillegar Drive, Henday, shopping, restaurants, and parksâ€"this is elevated condo living at its finest.

Built in 2006

#### **Essential Information**

MLS® # E4440745 Price \$259,900

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,072 Acres 0.00 Year Built 2006

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 327 2503 Hanna Crescent

Area Edmonton
Subdivision Haddow
City Edmonton
County ALBERTA

Province AB

Postal Code T6R 0H1

#### **Amenities**

Amenities Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite,

Parking-Visitor, Social Rooms, See Remarks, Storage Cage

Parking Heated, Parkade, Underground, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Fan Coil, Natural Gas

Fireplace Yes

Fireplaces Corner

# of Stories 3
Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Transportation, Shopping

Nearby, Ski Hill Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

### **School Information**

Elementary Brookside School Middle Riverbend School

High Lillian Osborne School

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 133

Zoning Zone 14
HOA Fees 453.02
HOA Fees Freq. Annually
Condo Fee \$585

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