

## \$272,000 - 304 1144 Adamson Drive, Edmonton

MLS® #E4446569

**\$272,000**

2 Bedroom, 2.00 Bathroom, 783 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

### ORIGINAL OWNER & MINT CONDITION!!!

This very impressive condo, still looks new, is almost 800 sq ft and comes with 2 bdrms & 2 full bath, in-suite laundry and a HEATED UNDERGROUND titled parking. The southeast facing patio facing beautiful green spaces and welcomes natural daylight to brightens the entire unit. A wide open kitchen with stainless steel appliances & granite c/tops compliment the dark cabinets with plenty of counter-space for entertaining family and friends. The spacious Primary bdrm with huge window has its own walk-through double mirrored closet and full 3pce ensuite. The spacious 2nd bdrm can fit any size furnishing and is totally separated with a private bath. This building has a gym, party room and guest sitting areas. Very low condo fee which includes your monthly HEAT & WATER expenses. Close to all amenities and easy access to major roadways will make this unit perfect for first time home buyers or someone wanting to downsize and still have space. Take a look and it could be yours!!!

Built in 2014

### Essential Information

MLS® # E4446569

Price \$272,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 783                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 304 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Ceiling 9 ft. |
| Parking   | Parkade       |

### Interior

|                   |                                                   |                 |               |         |
|-------------------|---------------------------------------------------|-----------------|---------------|---------|
| Interior Features | ensuite bathroom                                  |                 |               |         |
| Appliances        | Dishwasher-Built-In, Washer/Dryer, Stove-Electric | Oven-Microwave, | Refrigerator, | Stacked |
| Heating           | Baseboard, Electric                               |                 |               |         |
| # of Stories      | 4                                                 |                 |               |         |
| Stories           | 1                                                 |                 |               |         |
| Has Basement      | Yes                                               |                 |               |         |
| Basement          | None, No Basement                                 |                 |               |         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Flat Site        |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                109  
Zoning                              Zone 55  
Condo Fee                        \$391

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