# \$254,999 - 127 2503 Hanna Crescent, Edmonton

MLS® #E4419284

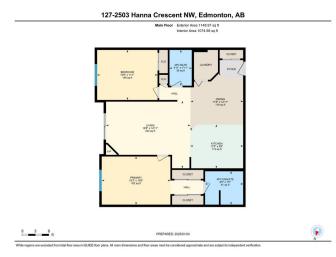
#### \$254,999

2 Bedroom, 2.00 Bathroom, 1,075 sqft Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Move into this Stylish spacious 2 Bd/2 Bath Main Flr. Condo in Traditions at Riverside. FRESH PAINT THROUGHOUT! NEW LUXURY VINYL FLOORING THROUGHOUT! 2 Titled Underground Heated Parking Stalls + Storage Cage. Move in OR redecorate with your own personal taste! Primary Bdrm has his/hers walk-thru closets to the 4 pce bath w 2 sinks plus Bdrm could accommodate a King bed. The kitchen has oddles of cabinets plus an island. Empty Nester, Investor, First Time Home Buyer! MAKE YOUR LIFE COMFORTABLE !! A/C offers comfort during the summer with the gas F/P creating cozy time in the winter. The design of the floor plan plus with the Large Private Patio c/w Gas Outlet offers ample entertainment space. Enough headroom for most Trucks. Exercise Rm, Theatre/Media Rm, Social Hall c/w full kitchen, 2 guest suites. All of this in a well-managed building with easy access to all major arterial roadways, shopping, restaurants/food outlets, recreation/parks/pathways.







Built in 2006

#### **Essential Information**

MLS® # E4419284 Price \$254,999

| Bedrooms       | 2                      |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

| Address     | 127 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, Patio, Recreation Room/Centre, |  |
|           | Secured Parking, Social Rooms, Sprinkler System-Fire, Vinyl Windows,  |  |
|           | Storage Cage, Natural Gas BBQ Hookup                                  |  |
| Parking   | Heated, Underground, See Remarks                                      |  |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood<br>Fan, Intercom, Refrigerator, Stacked Washer/Dryer, Stove-Electric,<br>Window Coverings |
|                   | <b>.</b>   |
| Heating           | Fan Coil, Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

## Exterior

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

## **Additional Information**

| Date Listed    | January 26th, 2025 |
|----------------|--------------------|
| Days on Market | 70                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$561              |

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Listing information last updated on April 6th, 2025 at 10:47am MDT