

# \$205,000 - 326 111 Edwards Drive, Edmonton

MLS® #E4460780

**\$205,000**

2 Bedroom, 2.00 Bathroom, 976 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Fantastic opportunity for first-time buyers!!  
This well-designed just under 1000 sq ft unit offers 2 bedroom, 2 bathroom, a bright and functional layout with an open-concept living space. The spacious primary suite features a walk-in closet and full ensuite, while the second bedroom and bathroom are ideally situated for privacy—perfect for roommates, guests, or a home office. Enjoy the convenience of in-suite laundry and a titled parking stall. The building is ideally located with public transit right at your doorstep, plus schools, shopping, and easy access to Anthony Henday just minutes away. If you’re looking to own your first home, this condo is move-in ready and waiting for you!

Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4460780          |
| Price          | \$205,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 976               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 326 111 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0C4               |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Secured Parking |
| Parking   | 2 Outdoor Stalls, Stall                           |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 53           |

Condo Fee                    \$550

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