

## \$249,900 - N/A, Edmonton

MLS® #E4447202

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Stylish, Spacious, and Loaded with Value! Discover this sprawling 2-bedroom plus den condo with over 1,100 sq ft in Haddow's coveted Tradition at Riverside. This beautifully maintained second-floor unit features 9-foot ceilings, central air conditioning, and a smart layout with two full bathrooms, including a 3-piece ensuite off the primary bedroom. Enjoy the convenience of in-suite laundry, stainless steel appliances, a titled underground parking stall, and a secure, spacious storage unit connected to the parking. The building offers top-tier amenities including an exercise room, guest suite, social rooms, and car wash. Monthly condo fees of \$577.92 offer truly worry-free living, covering heat, water/sewer, and professional management. Ideally located near parks, schools, transit, and shopping.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447202  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,150     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| 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, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms |
| Parking   | Underground                                                                                                                                  |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Hot Water, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Glass Door                                                                                                                                             |
| # of Stories      | 3                                                                                                                                                      |
| Stories           | 1                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                      |

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 14         |
| Condo Fee      | \$578           |

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Listing information last updated on August 2nd, 2025 at 1:32am MDT