

## \$309,900 - 97 230 Edwards Drive, Edmonton

MLS® #E4457761

**\$309,900**

3 Bedroom, 2.50 Bathroom, 1,198 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this 3 Bedroom, 2.5 bathroom home in the sought-after Stonebridge development in Ellerslie with single ATTACHED GARAGE! This turn-key home offers bright, spacious living with seamless flow between the kitchen, dining, and living areas. The modern kitchen shines with stylish finishes: quartz counter tops, tile backsplash, Dishwasher and Microwave (2024). Upstairs, the large primary suite with a large walk-in closet and custom shelving. Two additional good size bedrooms provide great space for family. A full 4PC bath and extra storage complete the upper level. The fully finished basement features large REC room, 3PC bathroom, laundry(2022), mechanical room with extra storage. Upgraded LVP floor and new carpet on the stairs. HWT 2022, Roof 2022. This town home is situated on a little cul-de-sac within the community making it a great place for the kids to play or just more privacy. It is close to all amenities, shopping, schools, and great walking paths.

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4457761  |
| Price    | \$309,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,198             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 97 230 Edwards Drive |
| Area        | Edmonton             |
| Subdivision | Ellerslie            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1G7              |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio |
| Parking   | Single Garage Attached                 |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Stories      | 3                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                        |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 53              |
| Condo Fee      | \$348                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 1:32am MDT