

## \$245,000 - 216 1204 156 Street, Edmonton

MLS® #E4439751

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,174 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Discover comfortable condo living at Ospin Terrace, a highly sought-after community in South Terwillegar! This spacious second-floor unit features 2 bedrooms, a versatile den, and 2 full bathrooms offering a perfect blend of comfort and functionality. The open-concept living area is ideal for both everyday living and entertaining, while the well-equipped kitchen provides ample space for your culinary needs. Enjoy the convenience of in-suite laundry and storage, plus a private balcony for a breath of fresh air. This home includes one assigned heated underground parking stall, and residents have access to a fitness centre and social room. Ideally located near schools, shopping, restaurants, and more!

Built in 2007

### Essential Information

MLS® #	E4439751
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	2007
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	216 1204 156 Street
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0R6

### Amenities

Amenities	Recreation Room/Centre, Vinyl Windows
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 31st, 2025
Days on Market	16

Zoning	Zone 14
Condo Fee	\$719

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