

## \$245,000 - 120 1204 156 Street, Edmonton

MLS® #E4440138

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,091 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Ospin Terrace, a highly desirable condo community in South Terwillegar! This bright and spacious main floor corner unit features 2 bedrooms and 2 bathrooms, including a primary suite with a private ensuite. The open-concept layout includes a comfortable living room, dining area, and a functional kitchen—perfect for everyday living and entertaining. Large windows throughout the unit bring in plenty of natural light, creating a warm and inviting atmosphere. Enjoy the convenience of in-suite laundry and easy access to outdoor space from the main floor. This unit also comes with one heated underground parking stall for added comfort. The building offers excellent amenities, including a fitness centre and a social room. Ideally located near shopping, schools, restaurants, and more—perfect for first-time buyers or a great rental opportunity!

Built in 2007

### Essential Information

MLS® #	E4440138
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	120 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, See Remarks
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

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

### School Information

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 14
Condo Fee	\$662

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