

## \$289,999 - 240 2503 Hanna Crescent, Edmonton

MLS® #E4422198

**\$289,999**

2 Bedroom, 2.00 Bathroom, 1,157 sqft  
Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

If you're looking for a condo, don't miss this one! End units like this go fast! Located on the 2nd floor, this spacious 2-bed + den unit offers extra privacy with only one neighbor. Inside, you'll find an upgraded kitchen featuring beautiful granite countertops and high-quality Kitchen Craft cabinetry. Dine inside, or enjoy alfresco dining on your roomy balcony. The laundry room is equipped with a front-load washer and dryer and has plenty of storage space for cleaning supplies. What truly sets this complex apart is the amazing amenities just steps from your door. Host large gatherings in the social room—perfect for celebrations like Easter dinner. Enjoy movie nights in the media room or sharpen your pool skills in the rec room. Plus, guest suites are available, so when friends visit from Calgary, you won't have to sacrifice your second bedroom! With 2 heated underground stalls, this home is ideal for first-time buyers, downsizers, or savvy investor. This Edmonton Life could be yours.

Built in 2006

### Essential Information

MLS® #	E4422198
Price	\$289,999
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	240 2503 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Storage Cage
Parking Spaces	2
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	43
Zoning	Zone 14
Condo Fee	\$601

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