

## \$235,000 - 2503 Hanna Crescent, Edmonton

MLS® #E4442479

**\$235,000**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Style. Space. Sophistication. This impeccably maintained top floor 2 bed/2 bath condo is a rare gem that blends warmth and elegance, with everyday functionality. Soaring 10 ft ceilings and rich wood floors set the tone, while open-concept layout allows for seamless enjoyment. The sleek kitchen cabinets shine with stainless steel appliances, an eat-up bar, and flows seamlessly into the living area, anchored by a cozy gas fireplace. Retreat to the spacious primary suite with plenty of closet space (w/glass sliding doors) and a private ensuite (w/step in shower). Enjoy the comfort of central A/C, in-suite laundry, and lots of storage room and closet organizers! The perks don't stop at your door... Also included are: two parking stalls (underground + surface), an underground storage locker, large fitness room, a guest suite, social lounge, an event room, private theater room, and even a car wash! Clean, quiet, move-in ready...You're really going to love this one! Condo fee's are \$535/mth

Built in 2006

### Essential Information

MLS® # E4442479

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 966                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2503 Hanna Crescent |
| 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 Spaces | 2                                                                                                                                            |
| Parking        | Stall, Underground                                                                                                                           |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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    | June 14th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 14         |
| Condo Fee      | \$535           |

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 June 15th, 2025 at 4:17pm MDT