

## \$263,500 - 317 1144 Adamson Drive, Edmonton

MLS® #E4447207

### \$263,500

2 Bedroom, 2.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to the desired community of Allard. This open concept bright 2 bedroom, 2 bath unit has everything that you have been looking for. IN-SUITE LAUNDRY, LOW CONDO FEES, PET FRIENDLY, 9 FT CEILINGS, BUILDING AMENITIES, 2 PARKING STALLS. Amenities include exercise room & social room with billiards table. This building has the convenience of being close to schools, shopping centre's, Black Mud Creek Ravine & Anthony Henday.

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447207               |
| Price          | \$263,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 786                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 317 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### **Amenities**

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 9 ft., Exercise Room, Parking-Visitor, Party Room, Social Rooms |
| Parking Spaces | 2                                                                                           |
| Parking        | Stall, Underground                                                                          |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                             |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Flat                                                            |
| Construction      | Wood, Stone, Stucco                                             |
| Foundation        | Concrete Perimeter                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 55         |
| Condo Fee      | \$419           |

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Listing information last updated on August 5th, 2025 at 10:18am MDT