

## \$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 | 19             |

|           |         |
|-----------|---------|
| Zoning    | Zone 14 |
| Condo Fee | \$719   |

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Listing information last updated on June 19th, 2025 at 6:32pm MDT