

# \$139,888 - 406 111 Edwards Drive, Edmonton

MLS® #E4432407

**\$139,888**

1 Bedroom, 1.00 Bathroom, 593 sqft  
Condo / Townhouse on 0.00 Acres

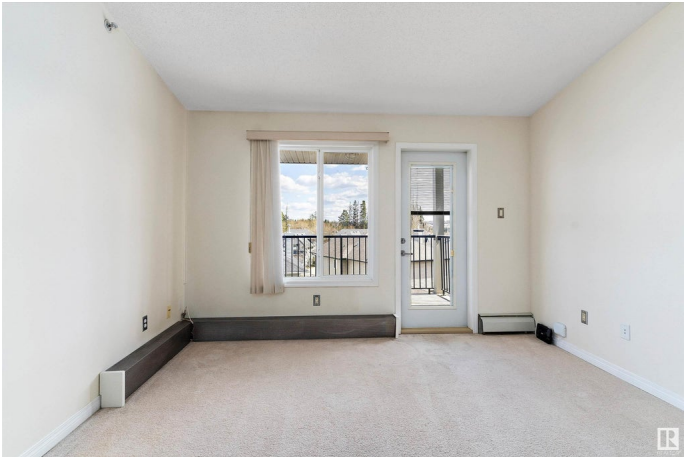
Ellerslie, Edmonton, AB

Welcome to Park Place Court in Ellerslie! This charming TOP-floor 1 bed, 1 bath condo offers a bright, open living space in convenient Ellerslie, South Edmonton. Enjoy the airy feel of vaulted ceilings and morning sun through the east-facing windows. Step out onto your private balcony—perfect for coffee or unwinding after a long day overlooking the quiet, treed neighborhood. Ideal for first-time buyers, young professionals, or investors, this well-maintained unit includes heat and water in the condo fees for worry-free budgeting. The building features a social and party room, elevator, and secured entry. Located in a friendly neighborhood just off Ellerslie road and close to public transit, shopping, and all major amenities, this condo blends comfort, convenience, and great value into one fantastic starter home offered under 150k.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432407  |
| Price          | \$139,888 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 593       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406 111 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0C4               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 24th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 63      |
| Zoning         | Zone 53 |
| Condo Fee      | \$372   |

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Listing information last updated on June 26th, 2025 at 4:02am MDT