

## \$275,000 - 118 2503 Hanna Crescent, Edmonton

MLS® #E4454685

**\$275,000**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Beautiful upgraded main floor condo in the desirable Tradition at Riverside. Sleek and modern, its hard to find a 2 bedroom/2 bathroom unit like this. Luxury vinyl plank flooring, light paint colors, chic lighting. Totally upgraded kitchen featuring stainless steel KitchenAid appliances, quartz countertops, tiled backsplash, ceiling height cabinets, under cabinet lighting. Spacious living room with a corner gas fireplace and patio doors leading out to the main floor balcony. 2 spacious bedrooms; including a primary bedroom with double closets and an updated 3pc ensuite bathroom with walk in tiled shower. Bonus storage area which holds the in suite laundry. Titled underground parking stall with caged storage space. Many condo amenities including a large gym, movie room, games room, social room, 2 guest suites, car wash bay. Just off Terwillegar and Anthony Henday, great spot to go any direction from there. Ready to just move in and enjoy!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454685  |
| Price     | \$275,000 |
| 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     | 118 2503 Hanna Crescent |
| Area        | Edmonton                |
| Subdivision | Haddow                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0H1                 |

### **Amenities**

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Guest Suite, Parking-Visitor, Patio, Social Rooms, Storage-Locker Room |
| Parking   | Heated, Parkade, Underground                                                            |

### **Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Corner                                                                                                                    |
| # of Stories      | 3                                                                                                                         |
| Stories           | 1                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | None, No Basement                                                                                                         |

### **Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 72                |
| Zoning         | Zone 14           |
| Condo Fee      | \$499             |

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Listing information last updated on November 4th, 2025 at 10:32pm MST