

## \$259,900 - 327 2503 Hanna Crescent, Edmonton

MLS® #E4440745

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,072 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Welcome to the top floor of tradition and tranquility in desirable Riverbend! This beautifully upgraded 2-bedroom, 2-bath condo in Haddow is the perfect blend of comfort and convenience. Move-in ready, it features stylish, durable flooring, a cozy gas fireplace for winter nights, and A/C for summer comfort. The U-shaped kitchen is a dream—enhanced with a custom island, arborite counters, and deep pot drawers for all your culinary adventures. Wake up to peaceful views from your private deck or sip your morning coffee as the sun rises. The primary bedroom includes a walk-in closet and a sleek 3-piece ensuite. You'll love the heated underground stall with a storage cage plus a second titled outdoor stall. The well-managed building offers top-tier amenities: a gym, theatre room, games room, guest suites, social room with kitchen, and a car wash bay. Close to Terwillegar Drive, Henday, shopping, restaurants, and parks—this is elevated condo living at its finest.

Built in 2006

### Essential Information

MLS® # E4440745

Price \$259,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 327 2503 Hanna Crescent |
| Area        | Edmonton                |
| Subdivision | Haddow                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0H1                 |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Parking-Visitor, Social Rooms, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground, See Remarks                                                                             |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Corner                                                                                             |
| # of Stories      | 3                                                                                                  |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping |

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brookside School       |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 116            |
| Zoning         | Zone 14        |
| HOA Fees       | 453.02         |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$585          |

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