

Courtesy Of Val A Kravetz Of Century 21 Smart Realty

# \$254,999 - 127 2503 Hanna Crescent, Edmonton

MLS® #E4419284

**\$254,999**

2 Bedroom, 2.00 Bathroom, 1,075 sqft  
Condo / Townhouse on 0.00 Acres

Hadow, Edmonton, AB

Move into this Stylish spacious 2 Bd/2 Bath Main Flr. Condo in Traditions at Riverside. FRESH PAINT THROUGHOUT! NEW LUXURY VINYL FLOORING THROUGHOUT! 2 Titled Underground Heated Parking Stalls + Storage Cage. Move in OR redecorate with your own personal taste! Primary Bdrm has his/hers walk-thru closets to the 4 pce bath w 2 sinks plus Bdrm could accommodate a King bed. The kitchen has oddles of cabinets plus an island. Empty Nester, Investor, First Time Home Buyer! MAKE YOUR LIFE COMFORTABLE!! A/C offers comfort during the summer with the gas F/P creating cozy time in the winter. The design of the floor plan plus with the Large Private Patio c/w Gas Outlet offers ample entertainment space. Enough headroom for most Trucks. Exercise Rm, Theatre/Media Rm, Social Hall c/w full kitchen, 2 guest suites. All of this in a well-managed building with easy access to all major arterial roadways, shopping, restaurants/food outlets, recreation/parks/pathways.

Built in 2006

## Essential Information

MLS® # E4419284  
Price \$254,999



127-2503 Hanna Crescent NW, Edmonton, AB

Main Floor Exterior Area 1148.97 sq ft  
Interior Area 1074.58 sq ft



0 3 6 ft

PREPARED: 20250124

White regions are excluded from total floor area in GUCSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	127 2503 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

### **Amenities**

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Intercom, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Hot Water, 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, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 26th, 2025
Days on Market	70
Zoning	Zone 14
Condo Fee	\$561

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 11:17pm MDT