

## \$259,900 - 22 2565 Hanna Crescent, Edmonton

MLS® #E4424837

**\$259,900**

2 Bedroom, 1.50 Bathroom, 899 sqft  
Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

TOP FLOOR unit in Riverside Edge. Bright open concept layout with 2 bedrooms and 2 full bathrooms. Functional U-shaped kitchen with raised breakfast bar, full appliances and tile backsplash. Notable features include a PRIVATE ENTRANCE, 11' vaulted ceilings in the living area, intercom system and a built-in surround sound speaker system with individual room volume controls. The master bedroom offers an ensuite and walk-in closet with shelving, as well as access to the patio. Numerous fixture add-ons throughout the suite, such as: staircase lighting, drop down pendant lighting, sconce light fixtures and ceiling fan. Convenient in-suite laundry, covered patio with private SECURE STORAGE ROOM and a single DETACHED GARAGE. Easy access to Anthony Henday, Terwillegar Drive, Whitemud Freeway and minutes to the airport.

Built in 2006

### Essential Information

MLS® #	E4424837
Price	\$259,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	899
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	22 2565 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0M4

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling, See Remarks
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Brookside

Middle                Riverbend

High                    Lillian Osborne

### **Additional Information**

Date Listed            March 8th, 2025

Days on Market      55

Zoning                 Zone 14

Condo Fee             \$322

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