

## \$244,900 - 317 1144 Adamson Drive, Edmonton

MLS® #E4461340

**\$244,900**

2 Bedroom, 2.00 Bathroom, 779 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to your Home2Love in Allard! This bright and spacious 2 bedroom, 2 bathroom condo offers the perfect combination of comfort and convenience. The open-concept design is highlighted by 9 ft ceilings, large windows, and modern finishes throughout. Youâ€™ll love the convenience of in-suite laundry, 2 parking stalls (1 underground & 1 right next to the front entrance), and low condo fees in this pet-friendly building. The well-appointed kitchen flows seamlessly into the living and dining areas, creating the perfect space for entertaining. The primary suite features a walk-through double closet and private ensuite, while the second bedroom and full bath are ideal for guests, roommates, or a home office. Building amenities include a fitness room and a social lounge with billiards table, giving you extra space to relax or connect with friends. Situated in a highly desirable location, youâ€™re just minutes from schools, shopping centres, Blackmud Creek Ravine, and quick access to the Anthony Henday.

Built in 2014

### Essential Information

MLS® # E4461340

Price \$244,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 779                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 317 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exercise Room, Intercom, Parking-Visitor, Party Room, Social Rooms |
| Parking   | Heated, Parkade, Stall, Underground                                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Flat                |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Lila Fahlman      |
| Middle     | Lila Fahlman      |
| High       | Dr. Anne Anderson |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 55           |
| Condo Fee      | \$419             |

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Listing information last updated on October 20th, 2025 at 5:02pm MDT