

**\$245,000 - 414 1204 156 Street, Edmonton**

MLS® #E4439092

**\$245,000**

2 Bedroom, 2.00 Bathroom, 930 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to this extremely well-kept top-floor unit in Ospin Terrace, in the highly desirable neighborhood of Terwillegar. This bright and spacious 2-bedroom, 2-bathroom condo offers a functional open-concept layout, Spacious kitchen with stainless steel appliances and eat in bar. Large primary bedroom with walk through closet and ensuite, bedrooms equipped with new laminate flooring. Entire unit freshly painted. Two underground parking stalls (Tandem). Building has an exercise room and party room equipped with a kitchen. Located just minutes from the Anthony Henday. Step outside and find yourself within walking distance to grocery stores, local dining, coffee shops, parks, and schools. This unit is turn key and move-in ready in the perfect location.

Built in 2007

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4439092  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 930       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 414 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Security Door, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                  |
| Parking        | Tandem, Underground                                                                                |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Furniture Included, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Baseboard, Natural Gas                                                                                                                                         |
| # of Stories      | 4                                                                                                                                                              |
| Stories           | 4                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | None, No Basement                                                                                                                                              |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 14        |
| Condo Fee      | \$567          |

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Listing information last updated on August 9th, 2025 at 3:47pm MDT