

## \$268,500 - 327 2503 Hanna Crescent, Edmonton

MLS® #E4440745

**\$268,500**

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 \$268,500

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	61
Zoning	Zone 14
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$585

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Listing information last updated on August 5th, 2025 at 4:03pm MDT