

## \$245,000 - 1204 156 Street, Edmonton

MLS® #E4440138

### \$245,000

2 Bedroom, 2.00 Bathroom, 1,091 sqft  
Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Ospin Terrace, a highly desirable condo community in South Terwillegar! This bright and spacious main floor corner unit features 2 bedrooms and 2 bathrooms, including a primary suite with a private ensuite. The open-concept layout includes a comfortable living room, dining area, and a functional kitchen—perfect for everyday living and entertaining. Large windows throughout the unit bring in plenty of natural light, creating a warm and inviting atmosphere. Enjoy the convenience of in-suite laundry and easy access to outdoor space from the main floor. This unit also comes with one heated underground parking stall for added comfort. The building offers excellent amenities, including a fitness centre and a social room. Ideally located near shopping, schools, restaurants, and more—perfect for first-time buyers or a great rental opportunity!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440138  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,091     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

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

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Recreation Room/Centre, Vinyl Windows, See Remarks |
| Parking Spaces | 1                                                  |
| Parking        | Heated, Underground                                |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 4                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | See Remarks, No Basement                                                                               |

### Exterior

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Esther Starkman School |
| Middle     | Esther Starkman School |
| High       | Lillian Osborne School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 14        |
| Condo Fee      | \$662          |

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Listing information last updated on June 15th, 2025 at 3:02pm MDT