

# **\$274,555 - 209 1144 Adamson Drive, Edmonton**

MLS® #E4455069

**\$274,555**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

2 PARKING STALLS, 2 BED, 2 BATH & Social room + guest room in SOUTH EDMONTON w/LOW CONDO FEES! Welcome to prestigious Allard! This beautifully maintained 2 bed, 2 bath condo offers a modern open-concept layout w/stylish upgrades throughout. The gourmet kitchen is perfect for gatherings, showcasing quartz countertops, s/sappliances, a breakfast bar, & plenty of workspace. Just off the kitchen, the spacious living room opens onto a private balcony, filling the home w/natural light. The primary suite offers double-sided closet, a full en-suite bathroom. A second well-sized bedroom sits on the opposite side of the unit, right next to the full 2nd full-bath with a tub & shower—ideal for privacy. Additional conveniences include in-suite laundry, TWO titled parking stalls UG & Surface, + a secure heated storage. Enjoy life in one of Southwest Edmonton's most sought-after neighbourhoods! Allard offers quick access to Blackmud Creek trails, schools, shopping, & major roadways, including the Anthony Henday & QE2.

Built in 2014

## **Essential Information**

MLS® # E4455069

Price \$274,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, Parking-Plug-Ins, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                                                                                  |
| Parking        | Heated, Parkade, Stall                                                                                                                             |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Roll Roofing                                                                                                 |
| Construction      | Wood, Brick, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                           |

### School Information

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 68                |
| Zoning         | Zone 55           |
| Condo Fee      | \$447             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 5:17pm MST