

\$259,900 - 22 2565 Hanna Crescent, Edmonton

MLS® #E4424837

\$259,900

2 Bedroom, 1.50 Bathroom, 899 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

TOP FLOOR unit in Riverside Edge. Bright open concept layout with 2 bedrooms and 2 full bathrooms. Functional U-shaped kitchen with raised breakfast bar, full appliances and tile backsplash. Notable features include a PRIVATE ENTRANCE, 11' vaulted ceilings in the living area, intercom system and a built-in surround sound speaker system with individual room volume controls. The master bedroom offers an ensuite and walk-in closet with shelving, as well as access to the patio. Numerous fixture add-ons throughout the suite, such as: staircase lighting, drop down pendant lighting, sconce light fixtures and ceiling fan. Convenient in-suite laundry, covered patio with private SECURE STORAGE ROOM and a single DETACHED GARAGE. Easy access to Anthony Henday, Terwillegar Drive, Whitemud Freeway and minutes to the airport.

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4424837 |
| Price | \$259,900 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 899 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Carriage |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 22 2565 Hanna Crescent |
| Area | Edmonton |
| Subdivision | Haddow |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0M4 |

Amenities

| | |
|----------------|---|
| Amenities | Closet Organizers, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling, See Remarks |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 2 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

Foundation Concrete Perimeter

School Information

Elementary Brookside
Middle Riverbend
High Lillian Osborne

Additional Information

Date Listed March 8th, 2025
Days on Market 42
Zoning Zone 14
Condo Fee \$322

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Listing information last updated on April 19th, 2025 at 8:47am MDT