

# \$224,702 - 263 Harrison Drive, Edmonton

MLS® #E4424370

**\$224,702**

3 Bedroom, 2.00 Bathroom, 977 sqft  
Condo / Townhouse on 0.00 Acres

Homesteader, Edmonton, AB

YOUR NOT GONNA BELIVE HOW GOOD THIS IS!!!.....BRAND NEW KITCHEN WITH QUARTZ COUNTER TOPS.....BRAND NEW CARPET.....BRAND NEW LUXURY VINYL PLANK..... SUPER LOW CONDO FEES!.....YOU GET THE IDEA:))....

~!WELCOME HOME!~ Here are the obvious points, well maintained complex just off the Yellowhead... Classic entrance with sliding double doors, RIGHT is the galley style kitchen CHIC white cabinets, with NEW STAINLESS STEEL APPLIANCES:))... GENEROUS living room with patio doors to your back yard. Up you'll notice the clean carpet, 3 bedrooms upstairs, primary is just the right size... there is not a wasted inch in the design... basement is semi improved a 2 piece bathroom, and laundry... dont forget some upgrades a few years back on the furnace too!! . Condo complex re-did the exterior walls, options are limitless. Why rent when you can OWN!.. OH THERE IS A TRAIL OUT BACK THAT CONNECTS TO THE RIVER VALLEY TOO !!!

Built in 1976

## Essential Information

MLS® #	E4424370
Price	\$224,702
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	977
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	263 Harrison Drive
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2X5

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 6th, 2025
Days on Market	28
Zoning	Zone 35
Condo Fee	\$275

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 April 3rd, 2025 at 5:02pm MDT