

Courtesy Of Val A Kravetz Of Century 21 Smart Realty

# \$254,999 - 127 2503 Hanna Crescent, Edmonton

MLS® #E4419284

**\$254,999**

2 Bedroom, 2.00 Bathroom, 1,075 sqft  
Condo / Townhouse on 0.00 Acres

Hadow, Edmonton, AB

Move into this Stylish spacious 2 Bd/2 Bath Main Flr. Condo in Traditions at Riverside. FRESH PAINT THROUGHOUT! NEW LUXURY VINYL FLOORING THROUGHOUT! 2 Titled Underground Heated Parking Stalls + Storage Cage. Move in OR redecorate with your own personal taste! Primary Bdrm has his/hers walk-thru closets to the 4 pce bath w 2 sinks plus Bdrm could accommodate a King bed. The kitchen has oddles of cabinets plus an island. Empty Nester, Investor, First Time Home Buyer! MAKE YOUR LIFE COMFORTABLE!! A/C offers comfort during the summer with the gas F/P creating cozy time in the winter. The design of the floor plan plus with the Large Private Patio c/w Gas Outlet offers ample entertainment space. Enough headroom for most Trucks. Exercise Rm, Theatre/Media Rm, Social Hall c/w full kitchen, 2 guest suites. All of this in a well-managed building with easy access to all major arterial roadways, shopping, restaurants/food outlets, recreation/parks/pathways.

Built in 2006

## Essential Information

MLS® # E4419284  
Price \$254,999



127-2503 Hanna Crescent NW, Edmonton, AB



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	127 2503 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

### **Amenities**

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Intercom, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 26th, 2025
Days on Market	48
Zoning	Zone 14
Condo Fee	\$561

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Listing information last updated on March 15th, 2025 at 1:32am MDT