

## \$239,000 - 203 1204 156 Street, Edmonton

MLS® #E4465781

**\$239,000**

2 Bedroom, 2.00 Bathroom, 864 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

Welcome to Ospin Terrace! This beautifully maintained 2 bedroom, 2 bathroom condo showcases true pride of ownership from the moment you step inside. Featuring a spacious open-concept floor plan, this home offers a bright living area that flows seamlessly into the dining space and kitchen—perfect for everyday living and entertaining. The primary bedroom includes its own private ensuite, while the second bedroom is conveniently located near the full guest bathroom, providing comfort and flexibility for family, guests, or a home office. Enjoy the convenience of in-suite laundry and relax outdoors on your private deck. New bedrooms flooring, new Fridge, This unit also includes surface parking stall just at the side door entrance below the unit, as well as 1 assigned underground parking stall! A wonderful opportunity in a well-managed building close to amenities, transit, and everything you need!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465781  |
| Price      | \$239,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 864                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 1204 156 Street |
| Area        | Edmonton            |
| Subdivision | South Terwillegar   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 0R6             |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor, Secured Parking |
| Parking Spaces | 2                                                       |
| Parking        | Underground, See Remarks                                |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                            |
| # of Stories      | 4                                                                                                                 |
| Stories           | 1                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 14th, 2025  
Days on Market                6  
Zoning                              Zone 14  
Condo Fee                        \$520

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