

## \$275,000 - 118 2503 Hanna Crescent, Edmonton

MLS® #E4454685

**\$275,000**

2 Bedroom, 2.00 Bathroom, 966 sqft  
Condo / Townhouse on 0.00 Acres

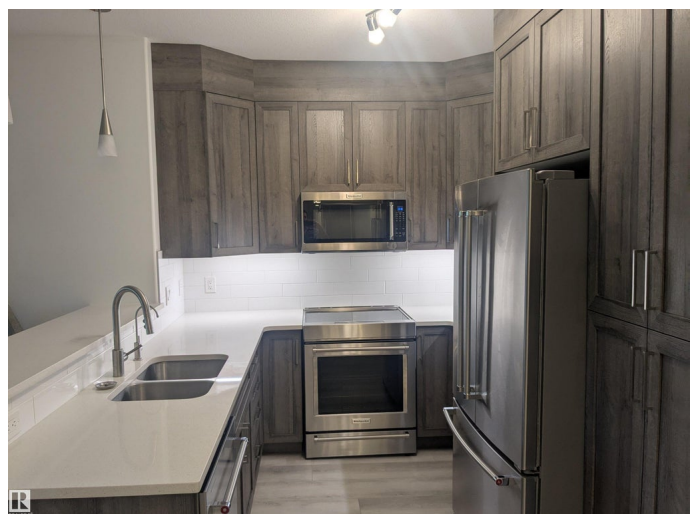
Haddow, Edmonton, AB

Beautiful upgraded main floor condo in the desirable Tradition at Riverside. Sleek and modern, its hard to find a 2 bedroom/2 bathroom unit like this. Luxury vinyl plank flooring, light paint colors, chic lighting. Totally upgraded kitchen featuring stainless steel KitchenAid appliances, quartz countertops, tiled backsplash, ceiling height cabinets, under cabinet lighting. Spacious living room with a corner gas fireplace and patio doors leading out to the main floor balcony. 2 spacious bedrooms; including a primary bedroom with double closets and an updated 3pc ensuite bathroom with walk in tiled shower. Bonus storage area which holds the in suite laundry. Titled underground parking stall with caged storage space. Many condo amenities including a large gym, movie room, games room, social room, 2 guest suites, car wash bay. Just off Terwillegar and Anthony Henday, great spot to go any direction from there. Ready to just move in and enjoy!

Built in 2006

### Essential Information

MLS® #	E4454685
Price	\$275,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	966
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	118 2503 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

### **Amenities**

Amenities	Air Conditioner, Guest Suite, Parking-Visitor, Patio, Social Rooms, Storage-Locker Room
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$499

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Listing information last updated on August 28th, 2025 at 1:17am MDT