

\$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, scone 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 53
Zoning Zone 14
Condo Fee \$322

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 30th, 2025 at 3:17am MDT