

## \$249,900 - 406 1144 Adamson Drive, Edmonton

MLS® #E4464278

**\$249,900**

2 Bedroom, 2.00 Bathroom, 779 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Top-floor living with park views! Welcome to Allard, one of southwest Edmonton's most sought after condos. This beautifully maintained 2 bed 2 bath home offers a smart layout, upscale finishes, & 2 titled parking, 1 surface & other heated underground + private storage locker. Inside, you'll find rich dark laminate flooring, soft carpet in the bedrooms, & ceramic tile in the bathrooms for both style and durability. Open concept kitchen features stainless steel appliances, quartz countertops, white cabinetry & large island with seating, perfect for everyday living & entertaining. Spacious living room opens to a private East-facing balcony overlooking a tranquil park, offering sunshine & scenery year round. Master suite includes a walk through closet & full ensuite, while the second bedroom is ideal for guests, office, or roommate. In-suite laundry, a secure building with an exercise + social room, prime location close to shops, schools, and Henday make this a perfect place to call home.

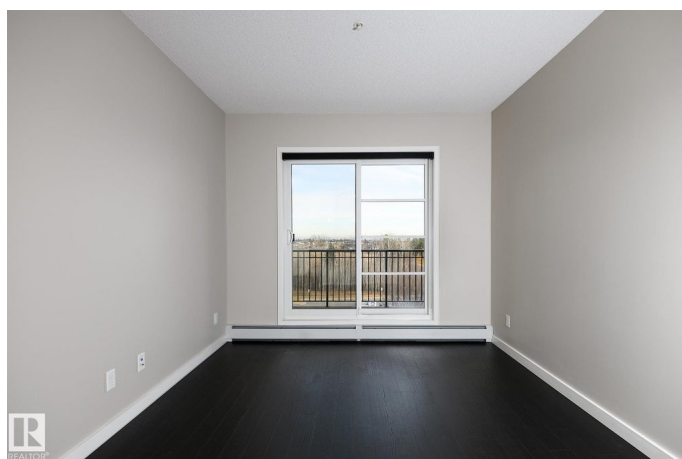
Built in 2014

### Essential Information

MLS® # E4464278

Price \$249,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 779                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 406 1144 Adamson Drive |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2X7                |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Security Door, Social Rooms, Vinyl Windows |
| Parking Spaces | 2                                                                          |
| Parking        | Stall, Underground                                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                       |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$419              |

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 November 4th, 2025 at 5:47pm MST