

## \$220,000 - 407 142 Ebbers Boulevard, Edmonton

MLS® #E4431217

**\$220,000**

2 Bedroom, 2.00 Bathroom, 819 sqft

Condo / Townhouse on 0.00 Acres

Ebbers, Edmonton, AB

Welcome to the TOP floor condo with 2 bedrooms, 2 bathrooms, and 2 parking stalls [one underground & one outside stall] in Elements at Manning. The open-concept floor plan has a breakfast island, stainless steel appliances, a pantry, and an extra coffee bar. The primary bedroom has an ensuite with a walk-in closet, a laundry room with storage, and a large balcony. The condo fee is \$463.33 and including water & heat. This well-maintained complex is PET-friendly. The location is fantastic, providing easy access to Clearview LRT/Transit Center & Manning Town Centre with cinema, restaurants [newly open Chipotle Mexican Grill], and shopping; it is also close to the North-East Community Health Centre, New Clearview Recreation Centre, playground for the kids and off-leash dog park. It's a minute away from Manning Drive and Anthony Henday. Make it your new home TODAY!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431217  |
| Price      | \$220,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 819                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 407 142 Ebbers Boulevard |
| Area        | Edmonton                 |
| Subdivision | Ebbers                   |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5Y 3W2                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Security Door, See Remarks |
| Parking Spaces | 2   |
| Parking        | Stall, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                16  
Zoning                              Zone 02  
Condo Fee                        \$463

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