

\$319,900 - 302 2503 Hanna Crescent, Edmonton

MLS® #E4463486

\$319,900

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Rare offering, 3 bedroom, 2 bath top-floor corner unit w/ massive wrap-around southeast balcony. Extra large unit at over 1300 sq ft, vaulted 12-ft ceilings, a bright open-concept layout. The spacious primary suite is privately located away from the other bedrooms, easily fits a king bed, and includes dual walk-through closets and a 4-piece ensuite with double sinks and a walk-in shower. This immaculate unit offers newer flooring (no carpet), A/C, gas fireplace, gas BBQ hookup. The kitchen, dining, and living areas flow seamlessly, creating an airy, light-filled space perfect for entertaining. Large laundry room w/ extra storage, 2 titled heated underground parking stalls (one beside the elevator and one beside the stairwell), and storage locker. Condo fees incl. heat, water, and sewer. Pet-friendly building offers premium amenities: fitness room, theatre, games lounge, guest suite, and car wash bay. Situated, within minutes of major shopping, dining, and quick access to the Anthony Henday.

Built in 2006

Essential Information

MLS® # E4463486

Price \$319,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,338
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 2503 Hanna Crescent
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0H1

Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$721

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 October 27th, 2025 at 9:17am MDT