

## \$175,300 - 316 10404 24 Avenue, Edmonton

MLS® #E4432679

**\$175,300**

2 Bedroom, 1.00 Bathroom, 1,234 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This spacious two bedroom condo has a unique layout and tons of storage, offering space to spread out while still maintaining that homey feel! The first floor has a living room that features a cozy fireplace and a view of the roomy south-facing deck to enjoy those gorgeous summer evenings. There's also a spacious dining room and kitchen, as well as a massive pantry and storage area. Upstairs you'll find two large, bright bedrooms. The primary bedroom has a walk-through closet and its own access to the bathroom for that ensuite-like feel. Laundry is also upstairs for easy access! Location can't be beat - there's easy access to the Century Park LRT, the Henday, tons of shopping at South Common. Lots of visitor and off-street parking too! This is the perfect home for students, first time home buyers looking to break into the market, investors, and pretty much anyone who wants a lovely home with low payments and low condo fees!

Built in 1978

### Essential Information

MLS® #	E4432679
Price	\$175,300
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,234
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	316 10404 24 Avenue
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4J7

### Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	25
Zoning	Zone 16
Condo Fee	\$246

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