

# **\$175,500 - 329 10404 24 Avenue, Edmonton**

MLS® #E4428217

**\$175,500**

2 Bedroom, 1.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this well-maintained 2-bedroom condo, close proximity to Century Park LRT, cinema, IKEA & South Common. Enjoy easy access from your assigned parking stall to a private entryway that leads into a spacious living room with a clear view of your exclusive-use patio. This two-storey unit offers a smart layout with bedrooms upstairs and a stylish main floor featuring luxury vinyl plank flooring. The kitchen includes white cabinetry, a double-door Samsung fridge, upgraded stove, and a layout that makes cooking enjoyable. Adjacent to the dining area is a rare in-suite storage space, along with in-suite laundry for added convenience. The bedrooms are generously sized, with the primary easily fitting a king bed and offering cheater en-suite to the full bath. Located in a well-run, pet-friendly condo with affordable fees, this home combines comfort, function, and value. A great opportunity to step into home ownership.

Built in 1978

## **Essential Information**

MLS® #	E4428217
Price	\$175,500
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	329 10404 24 Avenue
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4J7

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	March 30th, 2025
Days on Market	46
Zoning	Zone 16
Condo Fee	\$246

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