# \$169,000 - 323 10404 24 Avenue, Edmonton

MLS® #E4436228

### \$169.000

2 Bedroom, 1.00 Bathroom, 1,101 sqft Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this lovely gem in the convenient &mature community of Ermineskin! This 2 story townhome offers investment appeal while being a perfect landing spot for a first time buyer! Large rooms & functional living space all under 170k! The main floor is embraced by warm durable laminate noted throughout the first level that extends to the oversized living space anchored by a decorative fireplace. A functional kitchen highlights ample counter space & notes a gloriously large dining area that has enough room to accommodate a desk/office space. There is a considerable walk in storage closet nestled near the dining space which offers continued versatility; walk in pantry, bike storage, seasonal storage or an enclosed den...the possibilities are endless! The upper level is home to a full bath with cheater door to the primary suite via the walk thru closet. A generous secondary bedroom & upstairs laundry completes the upper level. Convenience, versatility & all this at a price you could afford! You are home!

Built in 1978

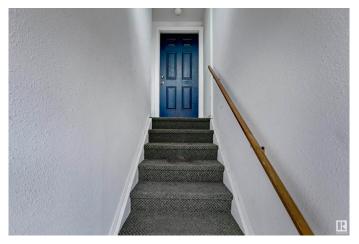
### **Essential Information**

MLS® # E4436228 Price \$169,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 1,101

Acres 0.00 Year Built 1978

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 323 10404 24 Avenue

Area Edmonton
Subdivision Ermineskin
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 4J7

### **Amenities**

Amenities Hot Water Natural Gas, Parking-Visitor, Storage-In-Suite, Natural Gas

**BBQ** Hookup

Parking Stall

Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

# of Stories 3
Stories 2
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Paved Lane, Picnic Area, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 13th, 2025

Days on Market 35

Zoning Zone 16

Condo Fee \$246

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