

## \$449,900 - 10860 25 Avenue, Edmonton

MLS® #E4449538

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,287 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this absolutely charming 1,287 sq ft bungalow-style duplex, located in the heart of Ermineskin. Situated in a meticulously maintained 55+ complex, this home offers exceptional convenience—just minutes from the LRT, shopping, bus routes, South Edmonton Common, and the Anthony Henday. The main floor features 2 bedrooms, a 4-piece bathroom, and convenient main floor laundry. The spacious primary bedroom includes his and hers closets and a private 4-piece ensuite. The fully finished basement was completed in 2018, adding excellent additional living space. Lovingly cared for over the past 12 years, this home has seen numerous upgrades, including a new furnace and A/C (2021), garage heater (2022), custom wall bed and desk in the second bedroom, updated kitchen cabinets and countertops, hardwood flooring (2013), and new windows (2014).

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449538  |
| Price          | \$449,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,287     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1988              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10860 25 Avenue |
| Area        | Edmonton        |
| Subdivision | Ermineskin      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 6N5         |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Parking-Visitor |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Cul-De-Sac, Landscaped, Private Setting, Public Transportation, Recreation Use |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 24th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 28      |
| Zoning         | Zone 16 |
| Condo Fee      | \$433   |

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Listing information last updated on August 21st, 2025 at 2:32pm MDT