

## \$169,900 - 10404 24 Avenue, Edmonton

MLS® #E4434845

**\$169,900**

2 Bedroom, 1.00 Bathroom, 1,178 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Affordable, functional & full of charm! This spacious 2-storey townhouse in Ermineskin is a fantastic find for first-time buyers, investors, or anyone looking for a low-maintenance home in a convenient southside location. With over 1000 sq ft, you'll love the roomy living space featuring durable flooring and a large East facing deck is perfect for summer evenings. The oversized dining area offers room for large table if you want it, and the kitchen has plenty of counter space. Huge walk-in storage room that could double as a pantry, bike room or whatever you want. Upstairs, you'll find two generous bedrooms, including a primary suite with walk-through closet and direct bathroom access. In-suite laundry adds convenience, and there's lots of storage throughout. Well-run, pet-friendly complex with low condo fees, parking stall right by your front door plus lots of visitor parking. Close to Century Park LRT, South Common, and easy access to the Henday & Gateway Boulevard!

Built in 1978

### Essential Information

MLS® #	E4434845
Price	\$169,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,178
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Deck, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 6th, 2025
Days on Market	41
Zoning	Zone 16
Condo Fee	\$246

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 June 16th, 2025 at 7:17am MDT