

## \$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 | 32               |
| 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 May 1st, 2025 at 4:02pm MDT