

# \$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	12
Zoning	Zone 16
Condo Fee	\$246

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