

# \$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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Listing information last updated on June 17th, 2025 at 1:17pm MDT