

## **\$170,900 - 329 10404 24 Avenue, Edmonton**

MLS® #E4460142

**\$170,900**

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, perfect for first-time buyers. Easy access from your assigned parking stall leads to a private entry and spacious living room with a view of your exclusive-use patio, now upgraded with a new membrane. This two-storey unit features luxury vinyl plank throughout, a bright kitchen with white cabinets, Samsung double-door fridge, upgraded stove, and an adjacent dining area. A rare in-suite storage and laundry offer added convenience. Upstairs, find two spacious bedrooms, the primary large enough for a king bed, with cheater access to a full bath. Located in a pet-friendly, well-run complex with low condo fees and great use of space. Enjoy living minutes from Century Park LRT, Ikea, and South Edmonton Common.

Built in 1978

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4460142  |
| Price          | \$170,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,056     |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | 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 | Parking-Extra, Parking-Visitor, Patio |
| 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 |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 16              |
| Condo Fee      | \$246                |

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Listing information last updated on October 4th, 2025 at 9:47am MDT