

Courtesy Of Jacquie C Smith Of 2% Realty Pro

# \$176,500 - 306 10404 24 Avenue, Edmonton

MLS® #E4428322

**\$176,500**

2 Bedroom, 1.00 Bathroom, 1,046 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Wonderful Location near South Common & Century Park LRT with direct access to the University of Alberta! Welcome to this updated home that offers over 1000 square feet of living space, living room with patio door access to the attached balcony boasting bright and sunny South East exposure flooding the home in natural light and warmth, kitchen with new dishwasher and microwave, open to the dining area with room for a big table for family gatherings, huge storage room just off the kitchen/dining area, upper level offers 2 bedrooms, primary with walk through closet and cheater door to the 4 piece bath, convenient 2nd floor laundry completes the upper level. Well run complex with updates including shingles, siding, vinyl windows and exterior doors. Affordable living close to everything you need!

Built in 1978

## Essential Information

MLS® #	E4428322
Price	\$176,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.00



Year Built	1978
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	306 10404 24 Avenue
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4J7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Dryer, Oven-Microwave, 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Steinhauer School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

## Additional Information

Date Listed	March 31st, 2025
Days on Market	4
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 April 4th, 2025 at 7:47pm MDT