

## **\$210,000 - 10480 28a Avenue, Edmonton**

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MLS® #E4440399

**\$210,000**

3 Bedroom, 1.50 Bathroom, 1,067 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Fantastic townhouse in a well-managed complex! Nice layout with a front entrance that flows into a good-size dining room and kitchen. Down the hallway is a beautiful, bright living room featuring a wood-burning, corner fireplace and patio doors that open onto a large, fenced yard. A 2-piece bathroom completes the main level. Upstairs is a spacious primary bedroom with His & Hers closet, two more generous sized bedrooms, and a 4-piece bathroom. The partly finished basement offers a den and space for developing an additional room. Big windows throughout that let in a ton of natural light! A number of updates done over the years, with room to do more and increase value. Assigned stall conveniently located right in front of the unit, and lots of visitor and street parking available. The quiet complex backs onto residential homes and has undergone many improvements. Excellent location close to the LRT, shops and schools! Incredible opportunity for first time buyers and investors alike!

Built in 1978

### **Essential Information**

MLS® # E4440399

Price \$210,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,067
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10480 28a Avenue
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4J6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025  
Days on Market                30  
Zoning                              Zone 16  
Condo Fee                        \$426



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