

## \$165,000 - 206 10404 24 Avenue, Edmonton

MLS® #E4442844

**\$165,000**

2 Bedroom, 1.00 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this charming two-story townhome—an ideal choice for first-time buyers or savvy investors. Step through your private entrance into a thoughtfully designed main level, complete with ample storage for coats and shoes. The functional kitchen features plenty of counter space and opens to an impressively spacious dining area, large enough to double as a home office. Tucked just off the dining space is a sizable walk-in storage closet that offers endless possibilities—use it as a walk-in pantry, bike storage, seasonal closet, or even a compact enclosed den. Upstairs, you'll find a full bathroom with convenient access to the primary suite through a walk-through closet. A generous second bedroom and an upstairs laundry area complete the upper level. With convenience, flexibility, and affordability all in one, this home is ready to welcome you.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442844  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,093     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1978              |
| Type       | Condo / Townhouse |
| Sub-Type   | Stacked Townhouse |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 10404 24 Avenue |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4J7             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |
| Foundation        | Slab             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 11              |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$246   |

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Listing information last updated on June 28th, 2025 at 4:32am MDT