

## \$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	5

Zoning	Zone 16
Condo Fee	\$246

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Listing information last updated on June 22nd, 2025 at 9:47am MDT