

## \$177,500 - 310 10404 24 Avenue, Edmonton

MLS® #E4461876

**\$177,500**

2 Bedroom, 0.50 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this charming 2-storey townhouse in the heart of Ermineskin. The perfect blend of comfort, convenience, and value! Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes with over 1,100 sq. ft. of functional living space and a layout designed for easy everyday living. The main floor features bright, open living and oversized dining space easily fits a large table (or a home office setup!), while the kitchen offers ample counter space for all your cooking needs. Upstairs, you'll find two generous bedrooms, including a primary suite with a walk-through closet and direct access to the full bath. Enjoy the convenience of in-suite laundry, tons of storage, your assigned parking stall right outside the door and your large deck, perfect for morning coffee or evening relaxation. Located in a well-managed, complex with low condo fees and plenty of visitor parking, and offers unbeatable access to Century Park LRT, South Common, Anthony Henday, and Gateway Blvd.

Built in 1978

### Essential Information

MLS® # E4461876

Price \$177,500

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 0.50              |
| Half Baths     | 1                 |
| Square Footage | 1,146             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 310 10404 24 Avenue |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4J7             |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Parking-Visitor, Patio, Storage-In-Suite |
| Parking   | Stall                                    |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                         |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 7                  |
| 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 October 19th, 2025 at 7:02am MDT