

## **\$229,000 - 10480 28a Avenue, Edmonton**

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MLS® #E4425198

**\$229,000**

3 Bedroom, 1.50 Bathroom, 1,044 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, including flooring, bathrooms, paint, appliances, and more. An 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 in the last ten years. Excellent location close to the LRT, shops and schools! This is a gem that must be seen!

Built in 1978

### **Essential Information**

MLS® #                    E4425198

Price                      \$229,000

Bedrooms                3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,044             |
| 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   |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 16          |
| Condo Fee      | \$426            |



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Listing information last updated on April 21st, 2025 at 9:02am MDT