

## \$249,888 - 25 10453 20 Avenue, Edmonton

MLS® #E4429057

**\$249,888**

3 Bedroom, 1.50 Bathroom, 1,123 sqft

Condo / Townhouse on 0.00 Acres

Keheewin, Edmonton, AB

Move-in ready condo in the ideally located Yellowbird Gardens! Just a short walk from Bearspaw Lake and the scenic Blackmud Creek Ravine, this charming home features two convenient parking stalls right outside the front door and a private, fenced yard with a stone patio—perfect for a small pet or a safe outdoor play space for kids. Inside, you'll find tasteful, modern paint tones and low-maintenance flooring with the elegant look of hardwood. The main floor offers a 2-piece bathroom, a bright dining area, and a galley-style kitchen with a convenient pass-through to the spacious living room, which boasts a cozy corner fireplace and patio doors leading to the backyard. Upstairs, the oversized primary bedroom is accompanied by two additional bedrooms and a full four-piece bathroom. The finished basement adds even more living space with a welcoming family room and a utility area that includes laundry and an extra storage.

Built in 1980

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429057  |
| Price     | \$249,888 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,123             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 25 10453 20 Avenue |
| Area        | Edmonton           |
| Subdivision | Keheewin           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5H1            |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Detectors Smoke  |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner, Glass Door   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 16         |
| Condo Fee      | \$301           |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT