



Edmonton **16 Ermineskin** **LP: \$137,900**
 #222 10404 24 AV NW NW **SP:** M

ACTIVE

Type:	Carriage	Listing ID#:	E4184957
Style:	2 Storey	Bdrms Above:	2
Year Built:	1978	Bdrms Total:	2
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	1,044.11	Tot A.G. SqM:	97.00

OPPORTUNITY KNOCKS! Best priced unit in the area! This 2 story carriage styled home has a bright open main floor plan with spacious living room plus great kitchen layout and large dining area. Features a nice storage in suite that could also be used for home office/den. Upstairs there is a huge master bedroom with walk through closet to four piece bathroom and a second very large bedroom. as well as laundry unit which is so convenient! There is a dedicated stall close to the front door & lots of visitor parking. The condo complex has a very healthy reserve fund and is well run.

Directions:

Virtual Tour: <https://youtu.be/Cz5qIaS4fQA> **Brochure:** <http://www.222-10404-24ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:	97.00	1,044.11
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Stall						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	97.00	1,044.11

Living Room:	M	Master Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	
Family Room:		Bedroom 4:	
Den:			
Bonus Room:			

Flooring:	Carpet, Linoleum	Foundation:	Concrete Slab
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Deck, Detectors Smoke, Handyman Special
Site Influences:	Airport Nearby, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby		

Goods Included: See Remarks **Restrictions:** Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Park Estates_Ermineskin	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution
Condo Fee:	\$250.00	HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace:		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	Northwest
Taxes:	\$1,443.00 2019			Local Improve:	