

## **\$254,900 - 59 10453 20 Avenue, Edmonton**

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MLS® #E4446522

### **\$254,900**

3 Bedroom, 1.50 Bathroom, 1,161 sqft

Condo / Townhouse on 0.00 Acres

Keheewin, Edmonton, AB

End unit nestled in a private setting, w TWO ENERGIZED PARKING spots right out front, this lovely 2 storey home is perfect for young families! Inside you are greeted by a foyer with large coat closet & 2 pc bath. The large & bright EI kitchen has ample cupboard space & an extra side window, perfect space to have family dinner or card games with friends. The peaceful living room at the back features an ornamental fireplace & sliding glass patio doors into your private fenced yard. Upstairs are 3 generous bedrooms w large closets, linen closet & 4pc full bath. The FULLY FIN BASEMENT features a large L-shaped rec room & storage closets. Don't miss out on this gem, close to schools, transport, south common, Calgary Trail and the Anthony Henday! Pets allowed subject to board approval, all appliances included! Updated: furnace (2011) & dishwasher. Well maintained condo & grounds w updated cement walkways & gardens.



Built in 1980

### **Essential Information**

MLS® #	E4446522
Price	\$254,900
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,161
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	59 10453 20 Avenue
Area	Edmonton
Subdivision	Keheewin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5H1

### Amenities

Amenities	Closet Organizers, Parking-Extra
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Keheewin K-6  
Middle                      D.S. MacKenzie 7-9  
High                        Harry Ainlay 10-12

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        34  
Zoning                      Zone 16  
Condo Fee                \$301

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