

\$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 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	1
Zoning	Zone 16
Condo Fee	\$301

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