

## \$325,000 - 10406b 28a Avenue, Edmonton

MLS® #E4431716

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,164 sqft

Single Family on 0.00 Acres

Ermineskin, Edmonton, AB

Excellent Ermineskin location, quick access to Calgary Trail, Century Park, and many amenities. This 3 bedroom 2 1/2 bath home has great potential, but needs total renovation. The upstairs has 2 bedrooms, connected by a 4 piece bathroom. The main level has kitchen, living room dining area. The dining area has doors to the deck and private fenced yard. The basement has another bedroom and 3 piece bath. Update this home to your preference and enjoy for years to come.

Built in 1981

### Essential Information

MLS® #	E4431716
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,164
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	10406b 28a Avenue
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4J6

## Amenities

Amenities	Off Street Parking
Parking	Parking Pad Cement/Paved

## Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, See Remarks
Exterior Features	Backs Onto Park/Trees, Landscaped
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 18th, 2025
Days on Market	2
Zoning	Zone 16

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Listing information last updated on April 20th, 2025 at 8:47pm MDT