

Courtesy Of Sheldon Casavant Of Century 21 Masters

## \$239,900 - 2456 104 Street, Edmonton

MLS® #E4452197

**\$239,900**

3 Bedroom, 1.50 Bathroom, 1,204 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This spacious, air-conditioned, and pet-friendly 3 bed / 1.5 bath townhouse will immediately feel like home. Enjoy cooking in your updated kitchen with newer stainless steel appliances and adjoining dining area. The bright and spacious living room with high ceilings provides the perfect space to entertain or relax next to your brand new gas fireplace. Beyond the patio doors lies your large and private backyard space with wooden deck and mature trees throughout. You™ll be impressed by the many updates in the home, including vinyl flooring and the brand new furnace and AC. Newer carpet brings you upstairs to your oversized primary bedroom with French doors, room for a home office or gym, and a walkthrough closet to your 4-piece ensuite/main bath. The unfinished basement provides your laundry area, ample storage, or space for a growing family. With schools, parks, and South Edmonton Common within walking distance, you™ll be close to all the action.

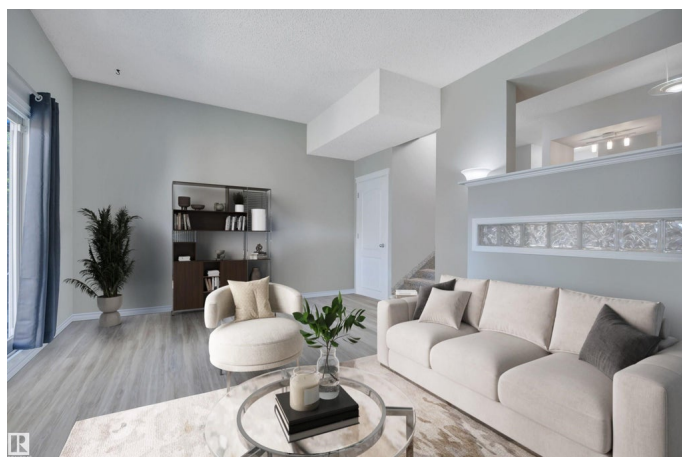
Built in 1978

### Essential Information

MLS® # E4452197

Price \$239,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,204             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2456 104 Street |
| Area        | Edmonton        |
| Subdivision | Ermineskin      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4J8         |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio |
| Parking Spaces | 1                                                                                     |
| Parking        | Stall                                                                                 |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Corner                                                                                                                                             |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Steinhauer, Keheewin     |
| Middle     | Louis St L, DS MacKenzie |
| High       | Louis St L, Harry Ainlay |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 16          |
| Condo Fee      | \$432            |

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Listing information last updated on August 21st, 2025 at 6:02am MDT