

## \$400,000 - 10104a 28a Avenue, Edmonton

MLS® #E4438805

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Ermineskin, Edmonton, AB

This charming 2-storey home is nestled in a family-friendly neighborhood and is truly move-in ready AND backing onto a park! Featuring 2+1 bedrooms, 2.5 bathrooms, and a fully finished basement, this home has had nearly everything updated. Enjoy the durability of vinyl plank flooring, a high-efficiency furnace (2022), newer shingles (2021), newer basement bathroom, newer windows, fence, and modern light fixtures throughout. The bright south-facing living room with a cozy wood-burning fireplace flows into the dining area and functional kitchen. Double doors lead to your deck and large yard overlooking the parkâ€”perfect for outdoor living and offering plenty of privacy. Upstairs offers 2 spacious bedrooms and a full bath. The basement includes a large family room, 3rd bedroom, and a full bath. Long driveway offers plenty of parking. This one checks all the boxes!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438805  |
| Price      | \$400,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10104a 28a Avenue |
| Area        | Edmonton          |
| Subdivision | Ermineskin        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6J 4J6           |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, See Remarks        |
| Parking   | Parking Pad Cement/Paved |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 28th, 2025

Days on Market 8

Zoning Zone 16

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Listing information last updated on June 5th, 2025 at 6:32pm MDT