

## \$390,000 - 10404a 28a Avenue, Edmonton

MLS® #E4438805

**\$390,000**

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	\$390,000
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	10404a 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 26

Zoning Zone 16

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