

# \$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	5
Zoning	Zone 16
Condo Fee	\$301

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