# \$474,500 - 11 10240 90 Street, Edmonton

MLS® #E4422977

## \$474,500

3 Bedroom, 3.50 Bathroom, 1,917 sqft Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful 3 bedroom townhouse perfect for professionals or empty nesters who want to be close to lots of amenities without having to worry about yard work. Large air-conditioned home is a 20 min walk or 5 min bike ride to downtown, close to the river valley trails, golfing, and coffee shops. Bedrooms are large and each one has an attached bathroom. Main level features hardwood throughout and a three-sided fireplace that separates the dining and living rooms. Take in the sunrise on a secluded rooftop deck or watch the sunset on the west facing deck. Large kitchen has granite countertops and newer stainless steel appliances. Lower level is finished and can function as a gym or office. Double attached garage allows for convenient parking.

Built in 2006

## **Essential Information**

MLS® # E4422977
Price \$474,500

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,917





Acres 0.00 Year Built 2006

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 and Half Storey

Status Active

# **Community Information**

Address 11 10240 90 Street

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1S1

#### **Amenities**

Amenities Air Conditioner, Detectors Smoke, No Smoking Home, Smart/Program.

**Thermostat** 

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve,

Playground Nearby, Schools, View Downtown

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 26th, 2025

Days on Market 63

Zoning Zone 13

Condo Fee \$534



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