

\$449,900 - 10860 25 Avenue, Edmonton

MLS® #E4449538

\$449,900

2 Bedroom, 2.00 Bathroom, 1,287 sqft

Condo / Townhouse on 0.00 Acres

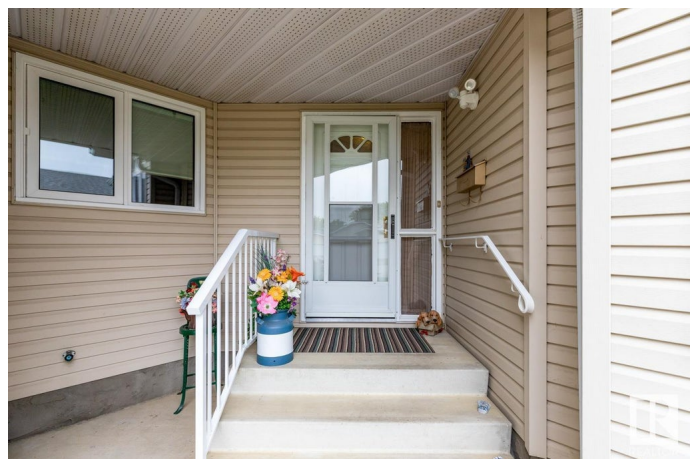
Ermineskin, Edmonton, AB

Welcome to this absolutely charming 1,287 sq ft bungalow-style duplex, located in the heart of Ermineskin. Situated in a meticulously maintained 55+ complex, this home offers exceptional convenience—just minutes from the LRT, shopping, bus routes, South Edmonton Common, and the Anthony Henday. The main floor features 2 bedrooms, a 4-piece bathroom, and convenient main floor laundry. The spacious primary bedroom includes his and hers closets and a private 4-piece ensuite. The fully finished basement was completed in 2018, adding excellent additional living space. Lovingly cared for over the past 12 years, this home has seen numerous upgrades, including a new furnace and A/C (2021), garage heater (2022), custom wall bed and desk in the second bedroom, updated kitchen cabinets and countertops, hardwood flooring (2013), and new windows (2014).

Built in 1988

Essential Information

MLS® #	E4449538
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,287



Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	10860 25 Avenue
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6N5

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Private Setting, Public Transportation, Recreation Use
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
-------------	-----------------

Days on Market	24
Zoning	Zone 16
Condo Fee	\$433

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 9:17pm MDT