

## \$254,900 - 59 10453 20 Avenue, Edmonton

MLS® #E4446522

**\$254,900**

3 Bedroom, 1.50 Bathroom, 1,161 sqft  
Condo / Townhouse on 0.00 Acres

Keheewin, Edmonton, AB

End unit nestled in a private setting, w TWO ENERGIZED PARKING spots right out front, this lovely 2 storey home is perfect for young families! Inside you are greeted by a foyer with large coat closet & 2 pc bath. The large & bright EI kitchen has ample cupboard space & an extra side window, perfect space to have family dinner or card games with friends. The peaceful living room at the back features an ornamental fireplace & sliding glass patio doors into your private fenced yard. Upstairs are 3 generous bedrooms w large closets, linen closet & 4pc full bath. The FULLY FIN BASEMENT features a large L-shaped rec room & storage closets. Don't miss out on this gem, close to schools, transport, south common, Calgary Trail and the Anthony Henday! Pets allowed subject to board approval, all appliances included! Updated: furnace (2011) & dishwasher. Well maintained condo & grounds w updated cement walkways & gardens.

Built in 1980

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446522  |
| Price     | \$254,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,161             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 59 10453 20 Avenue |
| Area        | Edmonton           |
| Subdivision | Keheewin           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5H1            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Closet Organizers, Parking-Extra |
| Parking Spaces | 2                                |
| Parking        | 2 Outdoor Stalls                 |

### Interior

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

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                              |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stucco, Vinyl                                                                              |

Foundation                Concrete Perimeter

**School Information**

Elementary                Keheewin K-6  
Middle                      D.S. MacKenzie 7-9  
High                        Harry Ainlay 10-12

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        27  
Zoning                      Zone 16  
Condo Fee                \$301

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