

## \$225,000 - 107 10935 21 Avenue, Edmonton

MLS® #E4418628

### \$225,000

2 Bedroom, 2.00 Bathroom, 1,238 sqft  
Condo / Townhouse on 0.00 Acres

Keheewin, Edmonton, AB

Cozy 2 bedroom, 2 bathroom condo unit in Heritage Mansion East, an adult-only condo complex, backing right onto Kaskitayo Park. This 1,235 square foot main-floor unit features a large in-suite laundry room with plenty of storage space. Spacious kitchen with built-in dishwasher & dining area. Living room with corner gas fireplace and patio access with views of the park outside. Owner's suite with walk-in closet and 4-piece ensuite with accessible walk-in bathtub. Condo amenities include a grand social room with fireplace, library and sitting areas as well as assigned, secure underground parking with storage cage. Surrounded by great amenities; steps to grocery stores, YMCA, public swimming pool, ice rinks, restaurants & gyms. Located near walking/hiking trails, natural areas and golf courses. Easy access to Anthony Henday & Highway 2 for commuters.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418628  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,238     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1992                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 107 10935 21 Avenue |
| Area        | Edmonton            |
| Subdivision | Keheewin            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6R3             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Party Room, Patio, Social Rooms, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Insulated, Parkade, Underground       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 76                 |
| Zoning         | Zone 16            |
| Condo Fee      | \$694              |

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Listing information last updated on April 6th, 2025 at 6:02am MDT