

## **\$240,000 - 209 10935 21 Avenue, Edmonton**

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MLS® #E4435715

**\$240,000**

2 Bedroom, 2.00 Bathroom, 1,081 sqft

Condo / Townhouse on 0.00 Acres

Keheewin, Edmonton, AB

Welcome to elegant, maintenance-free living in one of Edmonton's most sought-after 55+ luxury building! Wonderfully located within minutes to grocery stores, restaurants, cafes, medical centres, and public transit! Your new home is by far one of the brightest and spacious in the entire complex featuring an exquisite open concept design, large windows for natural sunlight and tastefully chosen finishes throughout to maximize brightness.

This gorgeous suite features a beautiful kitchen w/ stainless steel appliances, a built in dining area, a trendy living room which leads to a breathtaking garden, spacious rooms including an oversized ensuite bathroom w/ dual his-and-her sinks, and an abundance of in-suite storage. This building includes a well equipped fitness room, serene library, vibrant social room, and a recreation space complete with pool table, shuffleboard, and darts! You will also live amongst an active and friendly 55+ community which host regular social events! Underground parking included!



Built in 1992

### **Essential Information**

MLS® #                      E4435715

Price                        \$240,000

Bedrooms                2

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 209 10935 21 Avenue |
| Area        | Edmonton            |
| Subdivision | Keheewin            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6R3             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Exercise Room, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-Locker Room, See Remarks |
| Parking   | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                5  
Zoning                              Zone 16  
Condo Fee                        \$616

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