

# \$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

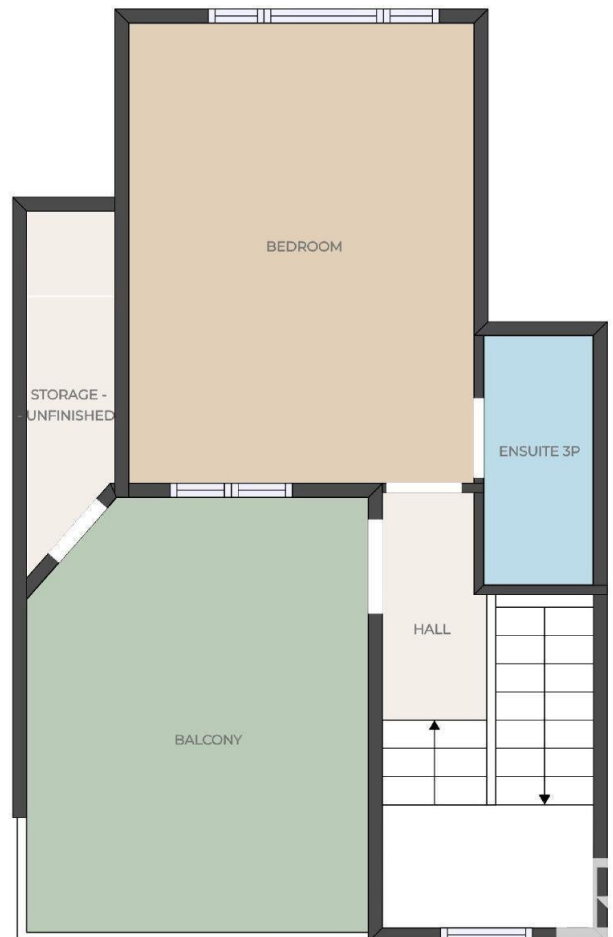
Riverdale, Edmonton, AB

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 42  
Zoning Zone 13  
Condo Fee \$534



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Listing information last updated on April 9th, 2025 at 3:17am MDT