

## \$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 52  
Zoning Zone 13  
Condo Fee \$534



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