

## \$239,800 - 303 10421 42 Avenue, Edmonton

MLS® #E4439824

**\$239,800**

2 Bedroom, 2.00 Bathroom, 1,209 sqft

Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Experience comfort, convenience, and exceptional value in this spacious 2 Bedroom, 2 Bath top-floor condo with vaulted ceiling. Offering over 1200 sq. ft. of bright, open-concept living, and in-floor heating, you'll love this over 18 adult building! The large island kitchen is perfect for cooking and entertaining, while generous bedrooms and an oversized laundry/storage room keep things organized. Enjoy HEATED UNDERGROUND PARKING with an extra storage cage, and pets are allowed (with board approval). Just steps from the Edmonton Public Library, great restaurants, and shopping, this home is ideal for down-sizers, first-time buyers, singles, or couples. The building features premium amenities including a CAR WASH, FITNESS ROOM, and SOCIAL LOUNGE with Pool Table. This fine home is at an incredible price point and is in a prime location with quick possession available! Don't miss out!

Built in 1997

### Essential Information

MLS® #	E4439824
Price	\$239,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,209
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	303 10421 42 Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7C8

### Amenities

Amenities	Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garburator, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 31st, 2025
Days on Market	21
Zoning	Zone 16
Condo Fee	\$617

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