

## **\$210,000 - 113 10633 31 Avenue, Edmonton**

MLS® #E4442524

**\$210,000**

1 Bedroom, 0.50 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Steinhauer, Edmonton, AB

Discover this inviting 3-bed, 2-storey townhome in Commonwealth Village, Steinhauer, perfect for first-time buyers, families, or investors ready to add their personal touch. Steps from Steinhauer Park's playground, sports fields, and outdoor rink, it's ideal for active lifestyles. Enjoy proximity to Steinhauer Elementary, Southgate Centre's 165+ stores, and Century Park LRT for seamless downtown access. Ermineskin Community League offers vibrant events and fitness programs nearby. The cozy living room boasts laminate flooring, a corner fireplace with stone facing, and large windows overlooking the backyard. The eat-in kitchen features white cabinetry and appliances, ready for your modern upgrades. Upstairs, a spacious master, two bedrooms, and a 4-piece bath await. The partially finished basement, with ample storage and laundry, offers endless potential for customization. This end unit, next to a green belt, has a fenced backyard with deck and two parking stalls. Close to Calgary Trail and Anthony Henday



Built in 1978

### **Essential Information**

MLS® # E4442524

Price \$210,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 0.50              |
| Half Baths     | 1                 |
| Square Footage | 915               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 113 10633 31 Avenue |
| Area        | Edmonton            |
| Subdivision | Steinhauer          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4N4             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Parking-Plug-Ins, Parking-Visitor |
| Parking   | 2 Outdoor Stalls                                   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 16         |
| Condo Fee      | \$356           |

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