

## \$475,000 - 10304 180 Avenue, Edmonton

MLS® #E4430222

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Single Family on 0.00 Acres

Elsinore, Edmonton, AB

This immaculate 4-bedroom, 3-bathroom home has been lovingly maintained by its original owners and is in pristine condition. Featuring large windows, a bright kitchen with 2021 appliances, new flooring and paint, plus just under 2200sq ft of developed space. The fully finished basement includes a rec room, 4th bedroom, full bath, and ample storage. Enjoy peace of mind with a newer roof (approx. 6 years), plus a 2021 furnace and tankless hot water system. Walking distance to school, park, and trails, with easy access to 97th Street and the Anthony Henday!

Built in 2001

### Essential Information

MLS® #	E4430222
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,179
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



## Community Information

Address	10304 180 Avenue
Area	Edmonton
Subdivision	Elsinore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5Z7

## Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Heated

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 10th, 2025
Days on Market	6
Zoning	Zone 27

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Listing information last updated on April 16th, 2025 at 2:17pm MDT