

## \$549,795 - 2722 104a Street, Edmonton

MLS® #E4418273

**\$549,795**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Ermineskin, Edmonton, AB

Fantastic opportunity To purchase this 1550 square-foot bungalow available in Ermineskin. Not only is this home located on a quiet street but it is beautifully designed with a front patio and double attached garage with extra parking for additional vehicles on the garage pad. The large beautiful backyard has a fully enclosed three season deck/sunroom. There is a brick faced nonfunctional fireplace in the main floor family room as well as another one in the basement family room. Recent improvements to the home include but are not limited to: New furnace in 2019, Radon Remediation done in 2021, Shingles done in 2023, Furnace/duct cleaning Dec.2023, two windows in living room and one kitchen window replaced in Feb.2024, Eavestroughs redone Oct. 2024 making this home ready for you to move in and enjoy.

Built in 1977

### Essential Information

MLS® #	E4418273
Price	\$549,795
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.00



Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2722 104a Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4C3

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 16th, 2025
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Days on Market 92

Zoning Zone 16

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Listing information last updated on April 18th, 2025 at 5:02pm MDT