

## \$295,000 - 904 Erin Place, Edmonton

MLS® #E4431317

### \$295,000

4 Bedroom, 2.50 Bathroom, 1,040 sqft  
Condo / Townhouse on 0.00 Acres

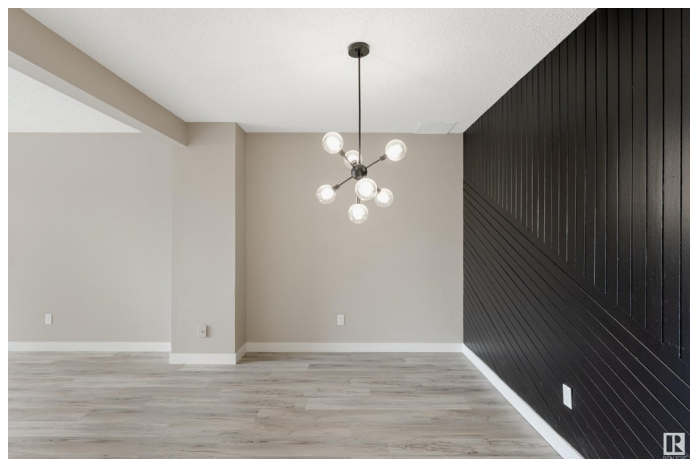
Thornccliffe (Edmonton), Edmonton, AB

Welcome to your fully renovated 4-bedroom, 2.5-bath townhouse where modern style and practical living come together. Step inside to discover beautiful new flooring, fresh paint, and sleek light fixtures throughout. The heart of the home is the brand-new kitchen, featuring quartz countertops and brand new appliances perfect for family meals and entertaining. You'll love the bright and spacious layout, sophisticated finishes. All bathrooms have been stylishly updated, and both the hot water tank and furnace are brand new for added comfort and efficiency. Additional features include en suite laundry and plenty of storage space to keep things organized. Enjoy the privacy of a fully fenced backyard great for kids, pets, or relaxing evenings outdoors. Conveniently located 10 min walk from WEM, close to schools, parks, shopping, and transit, this home truly has it all. Move-in ready and waiting for you

Built in 1976

### Essential Information

MLS® #	E4431317
Price	\$295,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,040
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	904 Erin Place
Area	Edmonton
Subdivision	Thornccliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1M6

### **Amenities**

Amenities	Parking-Visitor, Vinyl Windows, See Remarks
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 6

Zoning Zone 20

Condo Fee \$360

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 23rd, 2025 at 2:32pm MDT