

## \$184,900 - 13892 24 Street, Edmonton

MLS® #E4456866

**\$184,900**

3 Bedroom, 1.00 Bathroom, 1,042 sqft

Condo / Townhouse on 0.00 Acres

Bannerman, Edmonton, AB

Welcome to this bright & updated 2-storey townhouse offering 1041 sq ft above grade, a thoughtfully designed spacious layout, & a fresh neutral color palette throughout. The exterior has been refreshed with newer siding, windows & shingles, plus central A/C for year-round comfort. The main floor features a spacious kitchen with modern cabinetry, stainless steel appliances & a sunny dining nook. The living room is warm & inviting, with a large sliding door opening to the fenced backyard. Upstairs you'll find three bedrooms, each with its own closet & an updated 4-piece bath. The unfinished basement provides excellent potential for future development. Both front & back yards are fenced for privacy & the parking stall is conveniently located right in front of the unit. This quiet, self managed complex is close to Clareview Rec Centre, schools, public transit & all major amenities, with quick access to both the Anthony Henday & Yellowhead - an ideal home for young families, couples, or investors!

Built in 1978

### Essential Information

MLS® # E4456866

Price \$184,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,042             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 13892 24 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1B6         |

### **Amenities**

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Parking-Plug-Ins, See Remarks |
| Parking   | Stall                                                           |

### **Interior**

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Stories      | 2                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Unfinished                                                                                                                              |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Bannerman School      |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 35             |
| Condo Fee      | \$400               |

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Listing information last updated on September 13th, 2025 at 4:47am MDT