

## \$234,900 - 209 10421 42 Avenue, Edmonton

MLS® #E4437257

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,192 sqft

Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

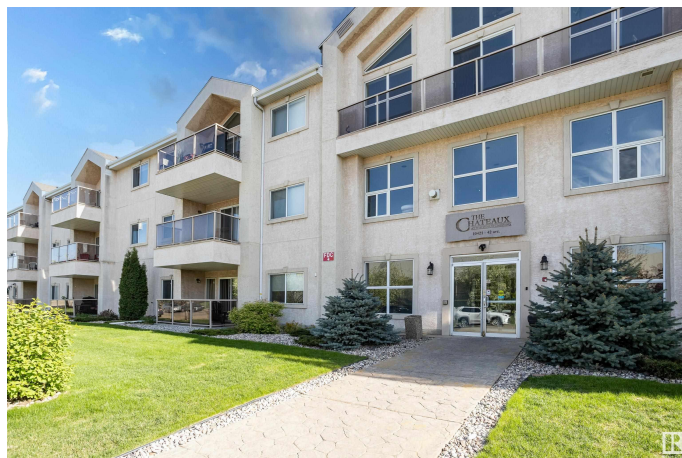
Welcome to Rideau Park's premier adult living (18+) building, where comfort meets elegance in this spacious 2-bed, 2-bath condo offering a bright, open-concept design. You'll love the chef-inspired kitchen with a large island—ideal for entertaining—and 2 generous sized bedrooms, with Primary featuring a walk-in closet. Enjoy the 2nd bedroom with Murphy Bed/desk area. The large in-suite laundry/storage room keeps everything neat and organized. Step outside to a private South facing balcony with natural gas hookup, overlooking a peaceful, tree-lined backroad. Enjoy heated underground parking with your own storage cage, plus top-tier amenities including a car wash, fitness centre, hobby room, and social lounge with pool table. Just minutes from the Edmonton Public Library, Southgate Mall, dining, transit, and Whitemud Drive, this location is unbeatable. Pet-friendly (with board approval) and ready for quick possession. Refined living at an exceptional value—ideal for down-sizers, professionals, or couples.

Built in 1997

### Essential Information

MLS® # E4437257

Price \$234,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209 10421 42 Avenue    |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 7C8                |

### Amenities

|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Car Wash, Closet Organizers, Deck, Exercise Room, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, See Remarks |
| Parking Spaces | 1                                                                                                                                                                    |
| Parking        | Heated, Stall, Underground                                                                                                                                           |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | In Floor Heat System, Natural Gas                                                                                   |
| # of Stories      | 3                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 16        |
| Condo Fee      | \$617          |

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Listing information last updated on June 17th, 2025 at 11:02am MDT