

## \$245,000 - 208 10945 21 Avenue, Edmonton

MLS® #E4447860

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,077 sqft  
Condo / Townhouse on 0.00 Acres

Keheewin, Edmonton, AB

Welcome to Heritage Manor West, a haven for those seeking to downsize without compromise. This charming apartment is nestled within a community that offers an array of amenities. The heart of this home features a U-shaped kitchen that seamlessly flows into a charming dining area and spacious living room. With two well-sized bedrooms, thoughtfully positioned to ensure privacy. The expansive primary suite is complete with air conditioning, an ensuite bathroom, and a walk-in closet. The versatile second bedroom, with its double French doors, can serve as a cozy guest room or a home office, with the a nearby three-piece bathroom. A private balcony, in-suite laundry and additional storage complete the homes added value. Plus enjoy a heated underground parking stall with additional storage or any of the building's amenities, library, gym, craft and games room, social room, and hobby space. Easy access to public transit, rail, shops, restaurants, groceries, medical facilities, banks, Century Park, and the YMCA.

Built in 1992

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4447860  |
| Price  | \$245,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 10945 21 Avenue |
| Area        | Edmonton            |
| Subdivision | Keheewin            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 6R3             |

### Amenities

|           |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-Locker Room, Workshop |
| Parking   | Heated, Underground                                                                                                                                                                     |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                 |
| # of Stories      | 4                                                                                                                      |
| Stories           | 4                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Public Transportation, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 16         |
| Condo Fee      | \$594           |

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 August 2nd, 2025 at 1:02pm MDT