

# \$239,800 - 303 10421 42 Avenue, Edmonton

MLS® #E4439824

**\$239,800**

2 Bedroom, 2.00 Bathroom, 1,209 sqft  
Condo / Townhouse on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Experience comfort, convenience, and exceptional value in this spacious 2 Bedroom, 2 Bath top-floor condo with vaulted ceiling. Offering over 1200 sq. ft. of bright, open-concept living, and in-floor heating, you'll love this over 18 adult building! The large island kitchen is perfect for cooking and entertaining, while generous bedrooms and an oversized laundry/storage room keep things organized. Enjoy HEATED UNDERGROUND PARKING with an extra storage cage, and pets are allowed (with board approval). Just steps from the Edmonton Public Library, great restaurants, and shopping, this home is ideal for down-sizers, first-time buyers, singles, or couples. The building features premium amenities including a CAR WASH, FITNESS ROOM, and SOCIAL LOUNGE with Pool Table. This fine home is at an incredible price point and is in a prime location with quick possession available—don't miss out!

Built in 1997

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439824  |
| Price      | \$239,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,209                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303 10421 42 Avenue    |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 7C8                |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking |
| Parking   | Underground                                                                                                 |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garburator, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| 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, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

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

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Listing information last updated on June 16th, 2025 at 11:32pm MDT