

## \$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™ 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 | 60               |
| Zoning         | Zone 20          |
| Condo Fee      | \$360            |

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Listing information last updated on June 16th, 2025 at 6:02pm MDT