# \$230,000 - 313 12110 106 Avenue, Edmonton

MLS® #E4430292

### \$230,000

2 Bedroom, 2.00 Bathroom, 904 sqft Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

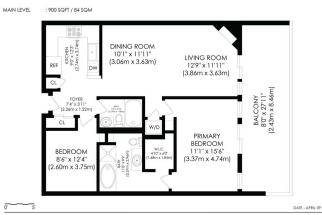
Welcome to this incredible 1+Den (or 2 Bedroom) condo located in the highly desirable Glenora Mansion! This amazing unit overlooks a peaceful greenbelt and comes complete with in-suite laundry, underground parking, access to a fitness room, and a car washâ€"all in vibrant Westmount! Perfectly situated with convenient access to public transit, steps from the bustling Brewery District, trendy 124 Street, and an off-leash dog park. Top Features Include, wide plank laminate flooring in the living areas, open-concept kitchen flowing into a spacious dining area, cozy corner gas fireplace, bright master bedroom with large windows and a massive walk-in closet, gorgeous master bathroom featuring both a tub and shower, oversized balcony with a gas line for BBQs, In-suite laundry for added convenience, extra storage in the parkade plus a self-serve car wash. Ideal for first-time buyers or savvy investors, this location offers exceptional value and excellent future rentability with the upcoming LRT expansion nearby.



## **Essential Information**

MLS® # E4430292 Price \$230,000





APPROXIMATE SQUARE FOOTAGE ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

#313, 12110 106 AVE, EDMONTON, AB



Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 904

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 313 12110 106 Avenue

Area Edmonton

Subdivision Westmount

City Edmonton

County ALBERTA

Province AB

Postal Code T5N 4R9

### **Amenities**

Amenities Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room,

Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security

Door, Storage Cage

Parking Spaces 1

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer

Heating Heat Pump, Electric

Fireplace Yes

Fireplaces Corner

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Wood, Stucco Exterior

Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby, **Exterior Features** 

Public Transportation, Schools, Shopping Nearby, View City, View

Downtown

Roof **Asphalt Shingles** 

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Westglen

Westminster Middle

High Ross Sheppard

### **Additional Information**

**Date Listed** April 10th, 2025

Days on Market 23

Zone 07 Zoning

\$526 Condo Fee

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 May 3rd, 2025 at 9:47am MDT