

## \$248,800 - 10118 106 Avenue, Edmonton

MLS® #E4442490

**\$248,800**

2 Bedroom, 2.00 Bathroom, 1,127 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Discover downtown living at its finest in this impeccable , turnkey 2 bed, 2 bath condo located just steps away from Rogers Place and the ICE District then this unit is for you! This beautiful 1125sqft corner unit has an open concept design perfect for entertaining. Kitchen complemented with espresso cabinetry, large island, and S.S. appliances. Spacious dining room! Living room with corner gas fireplace and sliding glass door to your large patio complete with gas line for summer BBQs. Primary room offers walk-in closet and 3pc en-suite. Great size 2nd bedroom and 4pc main bath. In-suite laundry and storage room, central AC, and HEATED underground parking. Secure entrance to the building. NY style courtyard. Close to downtown core, City Center, LRT station, EPCOR Centre, Grant McEwan University, and Royal Alex Hospital. Great unit for students, 1st time buyers and/or as a revenue property. Great VALUE !

Built in 2007

### Essential Information

MLS® #	E4442490
Price	\$248,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,127
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	10118 106 Avenue
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0B8

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 08
Condo Fee	\$719

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