

## \$239,900 - 107 10118 106 Avenue, Edmonton

MLS® #E4442490

**\$239,900**

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      | \$239,900 |
| 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     | 107 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 | 92              |
| Zoning         | Zone 08         |
| Condo Fee      | \$719           |

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 September 14th, 2025 at 12:17pm MDT