

## \$150,000 - 104 10905 109 Street, Edmonton

MLS® #E4461182

**\$150,000**

1 Bedroom, 1.00 Bathroom, 790 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Calling ALL 1st time buyers & investors! AMAZING opportunity for ownership in PRIME LOCATION! Welcome to McDougall Lofts with this 1 Bedroom + Den ground level unit. Well maintained complex, just minutes from MacEwan, NAIT, LRT, shopping & entertaining district (Kingsway Mall/Rogers Place/ICE District). Bus stop right out front of complex. Reasonable condo fees for maintenance free living that includes Heat, Water & one assigned parking stall. Freedom to entertain in your open concept great room featuring a gas fireplace, AC unit & raised peninsula bar in kitchen. Access to trendy outdoor concrete patio via living room & bedroom. In-suite laundry & massive closet in bedroom. STOP RENTING! This is your opportunity to jump into OWNERSHIP! YOU are going to LOVE this unit & location! MUST SEE!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461182  |
| Price          | \$150,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 790       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 10905 109 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3C2              |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Parking-Visitor, Patio, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                              |
| Parking        | Stall                                                                                          |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Fireplace    | Yes                                                                                                 |
| Fireplaces   | Insert                                                                                              |
| # of Stories | 4                                                                                                   |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                            |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Stucco                                                            |

Foundation                Concrete Perimeter

**School Information**

Elementary                JOHN A. MCDOUGALL  
Middle                      VICTORIA SCHOOL  
High                         VICTORIA SCHOOL

**Additional Information**

Date Listed                October 7th, 2025  
Days on Market        23  
Zoning                      Zone 08  
Condo Fee                 \$538

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