

## \$264,900 - 10909 106 Street, Edmonton

MLS® #E4435974

**\$264,900**

3 Bedroom, 2.50 Bathroom, 1,150 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Unparalleled convenience & modern comfort in this 3-bed, 2.5-bath townhome – an ideal starter home or investment property! Enjoy easy city access (Ice District, Grant MacEwan, NAIT, Kingsway Mall, schools, LRT/bus) plus peaceful neighbourhood living, set back from downtown's hustle. Steps to an amazing playground, schools, tennis! The inviting open-design main floor is perfect for entertaining, featuring a living rm, an island kitchen, large walk-in pantry & 2pc washroom. A standout feature: the upper level offers two generously sized master suites, each with its own private walk-in closet! The fully finished basement expands your living space with a comfortable family room, an additional bedroom, a full 4-piece bathroom, & dedicated laundry. Bask in sunshine on your south-facing covered verandah, a lovely outdoor mini-retreat in this quiet complex. Parking is a breeze with a double concrete pad at your front door, plus a visitor parking pass. Excellent revenue property potential. Immediate possession!

Built in 2002

### Essential Information

MLS® #	E4435974
Price	\$264,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10909 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

### Amenities

Amenities	Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	34
Zoning	Zone 08
Condo Fee	\$288

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 June 15th, 2025 at 7:32am MDT