

Courtesy Of Zaher Muhareb Of Exp Realty

# \$435,000 - 2 10235 111 Street, Edmonton

MLS® #E4430745

**\$435,000**

2 Bedroom, 1.50 Bathroom, 1,354 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**PRIME LOCATION & VERSATILE OPPORTUNITY!** This rare DOWNTOWN townhome blends lifestyle and flexibility. Located on 111 St across from Grant MacEwan, steps from Tim Hortons, Brewery District, Rogers Place & Jasper Ave. Zoned COMMERCIAL DC2, it's fully renovated & wired as an office—ideal as a high-end home, retail space, or live-work setup! Fully fenced with a large front deck leading to double doors, 9 ft ceilings, open concept living/conference room & den. Stylish vinyl plank floors, modern kitchen w/ sleek cabinetry & SS appliances. Upstairs has 2 spacious beds/offices + bonus room, 3pc bath & laundry. **DOUBLE ATTACHED TANDEM GARAGE** + ample street parking. Flexible use + unbeatable location = a must see!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430745  |
| Price          | \$435,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,354     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2001              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2 10235 111 Street  |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2V5             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, Tandem  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | See Remarks   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Commercial, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 65               |
| Zoning         | Zone 12          |

Condo Fee            \$519

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Listing information last updated on June 18th, 2025 at 8:17am MDT