

## \$150,000 - 311 10118 106 Avenue, Edmonton

MLS® #E4432709

**\$150,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Discover Downtown Living at Its Best! This cozy, well-maintained condo is perfectly situated in the heart of downtown Edmonton—steps from all the action! Enjoy easy access to major events, public transit, and the surrounding city, offering both comfort and unbeatable convenience. Move-in ready, this unit is a fantastic opportunity for first-time homebuyers or investors looking to generate rental income. Its prime location makes it ideal for students attending the University of Alberta, MacEwan University, or NAIT. Whether you're drawn in by the vibrant downtown energy or catching every moment of the Oilers' thrilling Stanley Cup playoff run, this property puts you right where you want to be.

Built in 2007

### Essential Information

MLS® #	E4432709
Price	\$150,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2007
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	311 10118 106 Avenue
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0B8

### Amenities

Amenities	On Street Parking, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	Zone 08
Condo Fee	\$515

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Listing information last updated on April 30th, 2025 at 5:32am MDT