

\$279,800 - 12 10909 106 Street, Edmonton

MLS® #E4435706

\$279,800

2 Bedroom, 3.00 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

MUST-HAVE IN MCDOUGALL! Centrally located Townhouse now available! The Kitchen features **WHITE CABINETS & STAINLESS STEEL APPLIANCES**. The Upper Floor contains a Den, full Bath & two Bedrooms. Spacious Primary Bedroom has a walk-in closet & **ENSUITE**. Unique Floor Plan includes **SEPARATE ENTRANCE** through the garage to the basement - ideal for roommates or extended family. **FINISHED BASEMENT** has a Wet Bar & a full Bath. Bonus: **END UNIT, GAS FIREPLACE & ATTACHED GARAGE**. Enjoy time outdoors on the front Porch or South Facing rear Deck. Close to public transportation and walking or biking distance to the LRT Station, the Royal Alexandra Hospital, the Glenrose & Kingsway Mall. Downtown is a short drive or bus ride away. Ideal location for students attending NAIT or MacEwan University. Near the Central McDougall Park w/ playground and splash park. Pet Friendly Community!

Built in 2003

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4435706 |
| Price | \$279,800 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,226 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 12 10909 106 Street |
| Area | Edmonton |
| Subdivision | Central Mcdougall |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 4M7 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Front Porch |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

School Information

| | |
|------------|-------------------------|
| Elementary | McDougall/St Catherine |
| Middle | Spruce Ave/St Catherine |
| High | Victoria/St Joseph |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 08 |
| Condo Fee | \$400 |

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 May 12th, 2025 at 4:47am MDT