

## \$200,000 - 202 12110 106 Avenue, Edmonton

MLS® #E4419130

**\$200,000**

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to Glenora Mansion! This corner unit is move-in ready, with 2 bedrooms, modern finishes and lots of natural light, all in a private location in a quiet building. Located in beautiful Westmount, across from Manchester Square and with a walking path connecting the building directly to the nearby Brewery District and future LRT. Stepping into the unit youâ€™ll find a smart open-concept layout with a spacious dining room, a comfortable living room with a corner gas fireplace and a patio door to a uniquely large and private balcony. The kitchen offers modern appliances and tons of storage and counterspace. The primary bedroom features a sizable closet and its own patio door, and the 2nd bedroom offers both a south-facing window and closet. The unit is complete with in-suite laundry and a spacious full bathroom with a large linen closet. Amenities in the building include a car wash, 2 gyms and A/C throughout the building, and the unit also includes a covered parking stall. Condo fees include heat & water.

Built in 2004

### Essential Information

MLS® # E4419130

Price \$200,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	202 12110 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4R9

### **Amenities**

Amenities	Air Conditioner, Car Wash, Exercise Room, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, See Remarks
Parking Spaces	1
Parking	Single Carport, Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westglen School
Middle	Westminster School
High	Ross Sheppard School

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	49
Zoning	Zone 07
Condo Fee	\$485

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