

# \$129,900 - 203 8640 106 Avenue, Edmonton

MLS® #E4422663

**\$129,900**

2 Bedroom, 1.00 Bathroom, 752 sqft  
Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

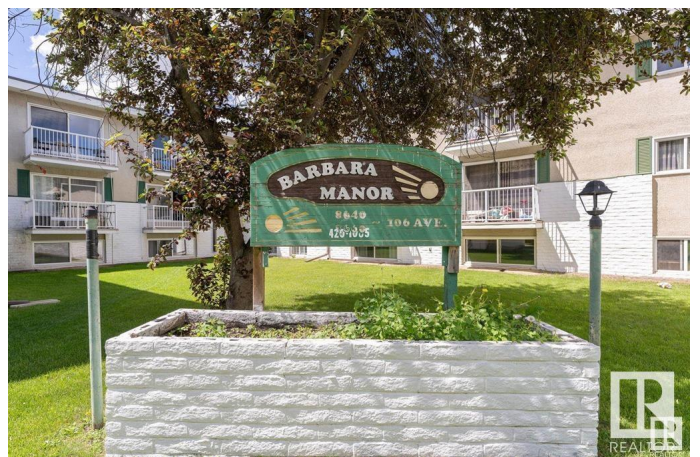
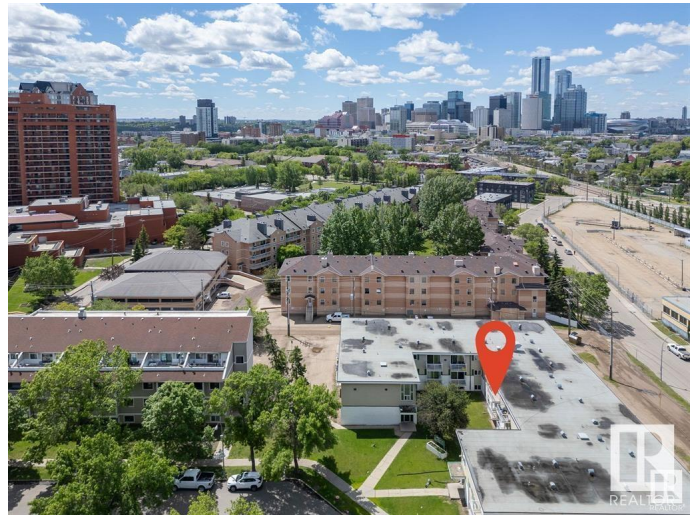
Attention INVESTORS & FIRST-TIME HOMEBUYERS! This 2nd-floor condo is just steps from the River Valley, LRT station, and shopping along Jasper Ave. With condo fees of \$505.49 covering ALL utilities, ownership is both affordable and hassle-free. Both bedrooms are generously sized with large closets, conveniently located next to a 4-piece bathroom. Enjoy a spacious balcony overlooking the courtyard, perfect for relaxing. If you're looking for a move-in-ready home at a great value, this is the one. A must-see!

Built in 1969

## Essential Information

MLS® #	E4422663
Price	\$129,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	203 8640 106 Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0M7

### **Amenities**

Amenities	Off Street Parking, Patio, Security Door
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Level Land, Schools, Shopping Nearby, View City, View Downtown
Roof	Flat
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	53
Zoning	Zone 13
Condo Fee	\$505

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 April 17th, 2025 at 11:32pm MDT