

## \$255,000 - 107 10118 106 Avenue, Edmonton

MLS® #E4425977

### \$255,000

2 Bedroom, 2.00 Bathroom, 1,127 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Welcome to TIME SQUARE in community of Central McDougall. Great unit for students, 1st time buyers and/or as a revenue property. This 2 bed, 2 bath condo located just steps away from Rogers Place and the ICE District then this unit is for you! This beautiful 1128sqft corner unit has an open concept design perfect for entertaining. Kitchen complemented with espresso cabinetry, large island, and S.S. appliances. Spacious dining room! Living room with corner gas fireplace and sliding glass door to your large patio complete with gas line for summer BBQs. Primary room offers walk-in closet and 3pc en-suite. Great size 2nd bedroom and 4pc main bath. In-suite laundry/storage room, central AC, and HEATED underground parking. Secure entrance to the building. NY style courtyard. Close to downtown core, City Center, LRT station, EPCOR Centre, Grant McEwan University, and Royal Alex Hospital. Come and don't miss out on this great property. Great price! Great location!

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425977  |
| Price    | \$255,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,127                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 107 10118 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 3S4              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Glass Door   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco   |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 08          |
| Condo Fee      | \$719            |

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 6th, 2025 at 8:17pm MDT