

## \$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

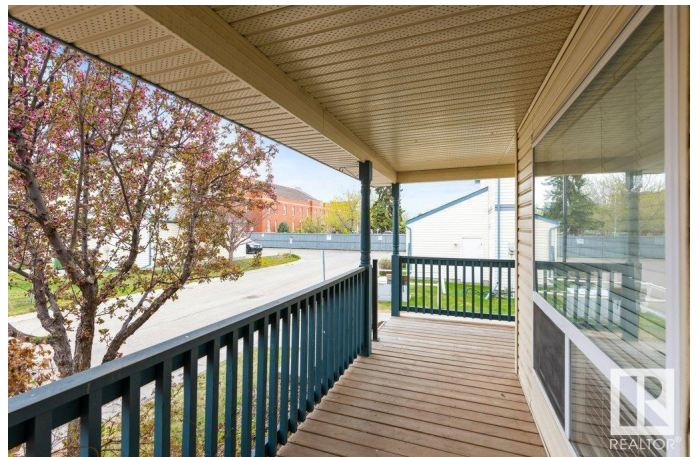
Central Mcdougall, Edmonton, AB

**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	4
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 14th, 2025 at 5:32am MDT