

## \$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	37
Zoning	Zone 08
Condo Fee	\$719

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