

Courtesy Of Katie Harrison and Dan C Chalifoux Of Real Broker

# \$177,000 - 402 10118 106 Avenue, Edmonton

MLS® #E4426415

**\$177,000**

2 Bedroom, 2.00 Bathroom, 848 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Welcome to this AIRBNB-friendly, FRESHLY PAINTED 2-bedroom, 2-bathroom PENTHOUSE with BRAND NEW CARPETS and HEATED, UNDERGROUND parking! Located in Time Square, just steps from Rogers Place and MacEwan University, this unit is ideal for investors or first-time buyers. This top-floor, southwest-facing unit features a spacious entryway leading to an open-concept kitchen with STAINLESS STEEL appliances. The vaulted-ceiling living room offers a cozy gas fireplace and a large balcony, perfect for enjoying the evening sun. The primary bedroom includes a generous walk-in closet and a 3-piece ensuite. Additionally, there is a second spacious bedroom, a 4-piece bathroom, and the convenience of in-suite laundry.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426415  |
| Price          | \$177,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 848       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 402 10118 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0B8              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 19th, 2025

Days on Market      29

Zoning                 Zone 08

Condo Fee             \$549

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 10:18am MDT