

# \$226,777 - 10118 106 Ave, Edmonton

MLS® #E4440360

**\$226,777**

2 Bedroom, 2.00 Bathroom, 854 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

This cozy, 2 bed/2 bath, 854 sq ft unit is well lit with natural light due to its secure corner location. It features A/C, a fireplace, stainless steel appliances, as well as a large wrap-around patio that is great for outdoor living and enjoying the city views. Your new home awaits in a vibrant neighborhood surrounded by the Ice District/Rogers Place Arena, MacEwan University, the LRT, and popular dining spots like the Lingnan, & Brew and Bloom. Additionally, the property offers heated underground parking; a valuable feature during the winter months in Edmonton. This property can serve as an excellent revenue-generating property through platforms like Airbnb, due to its desirable location and amenities (and is currently operating this way). Or, alternatively, it can also be a comfortable and convenient place to call home. Come take a look!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440360  |
| Price          | \$226,777 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 854       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

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

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Corner Lot, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                                       |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 08        |
| Condo Fee      | \$536          |

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Listing information last updated on June 16th, 2025 at 1:47am MDT