

## **\$269,900 - 24 10909 106 Street, Edmonton**

MLS® #E4430705

**\$269,900**

2 Bedroom, 1.50 Bathroom, 826 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

**BUNGALOW STYLE TOWNHOUSE JUST STEPS FROM DOWNTOWN.** Did you always want a lifestyle of being close to the action but always felt apartment life downtown was not for you or they were just too small. Do you have a pet or small children making this option impractical? Well check out this beauty, walk to Ice District, bike to work or the River Valley. Comes with a single attached garage + driveway parking for up to 2 more vehicles. Front veranda for enjoying warm summer nights. Playground, school and park across the street for your kids. Inside you will find over 1600 sqft, laminate flooring throughout most of the unit, gas fireplace in the living room, expansive kitchen with massive eating bar, 2 bedrooms on the main floor, 1.5 bathrooms including a 2pc primary bedroom ensuite. You thought the main floor was great wait till you see the downstairs that will blow you away. Additional bedroom & bathroom can be built as required downstairs, plus new HWT. Come quick to this amazing one of a kind property.

Built in 2002

### **Essential Information**

MLS® # E4430705

Price \$269,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 826               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 10909 106 Street |
| Area        | Edmonton            |
| Subdivision | Central Mcdougall   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4M7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                21  
Zoning                              Zone 08  
Condo Fee                        \$375

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