

\$249,000 - 209 10625 Kingsway Avenue, Edmonton

MLS® #E4437352

\$249,000

2 Bedroom, 2.50 Bathroom, 1,361 sqft

Condo / Townhouse on 0.00 Acres

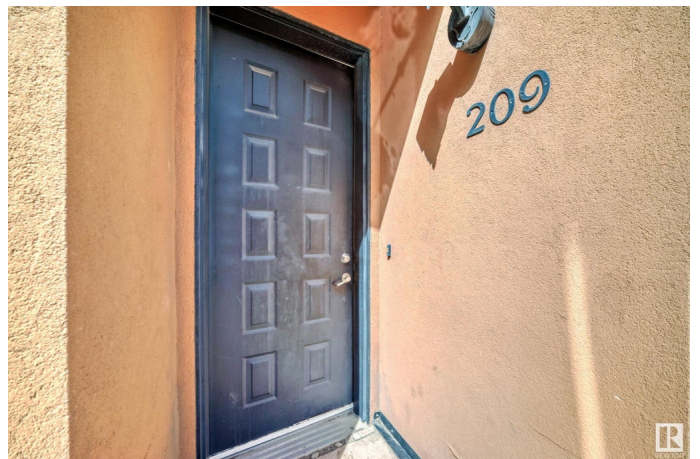
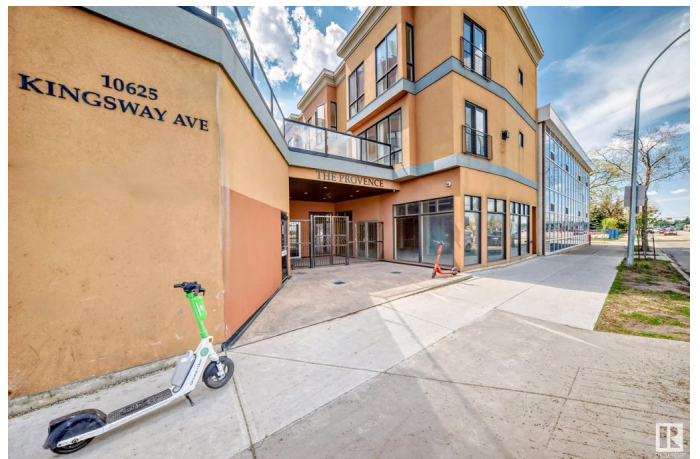
Central Mcdougall, Edmonton, AB

Youâ€™ll love this amazing 2-storey condo in The Provence! Enjoy a fantastic central location with downtown views, just steps from the LRT, Kingsway Garden Mall, NAIT, and Royal Alexandra Hospital. The open-concept main floor features a beautiful kitchen with stainless steel appliances, granite countertops, under-cabinet lighting, ample storage, and plenty of countertop seatingâ€”perfect for entertaining. Upstairs, youâ€™ll find two spacious ownerâ€™s suites, each with its own ensuite, plus laundry with an extra sink, linen storage, and an open den ideal for a home office or reading nook. With 9 ft ceilings on both levels, the home feels bright and spacious. Additional perks include a gas fireplace, central air conditioning, heated underground parking with extra storage, and a second-floor courtyard patio - perfect for summer BBQs with downtown views. Donâ€™t miss this opportunity for stylish, convenient urban living!

Built in 2007

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4437352 |
| Price | \$249,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |



| | |
|----------------|-----------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,361 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 209 10625 Kingsway Avenue |
| Area | Edmonton |
| Subdivision | Central Mcdougall |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2Z6 |

Amenities

| | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Heat Pump, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| # of Stories | 2 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 08 |
| Condo Fee | \$655 |

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Listing information last updated on June 4th, 2025 at 3:32am MDT