

## \$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	11
Zoning	Zone 08
Condo Fee	\$536

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Listing information last updated on June 15th, 2025 at 9:17pm MDT