

\$249,900 - 402 10606 102 Avenue, Edmonton

MLS® #E4429654

\$249,900

2 Bedroom, 2.00 Bathroom, 951 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**AIR BNB FRIENDLY! BEAUTIFULLY
UPGRADED! STEPS TO ICE DISTRICT!**

Looking for a TURNKEY investment property?

Want to live in the action only blocks to

Macewan, LRT, & the downtown core?

Underground heated parking w/ storage

locker? This 950 sq ft 2 bed, 2 bath executive

style CORNER unit shows a 10! Feat: newer

vinyl plank flooring, granite countertops, sill

granite sink, stove, microwave, dishwasher,

washer & dryer, curtains, & more! 9' ceilings

allow for ample light & tranquil vibes in the
heart of the city, w/ a terrific flow to the space.

U shaped kitchen w/ room to cook up a storm!

2 good sized bedrooms, including the primary
bed w/ 4 pce ensuite & walk in closet.

Additional 3 pce bath, in suite laundry room, &

space for a dining table. Covered deck perfect

for summer gatherings, w/ an additional

common interior patio area for added private

socializing. Condo fees of \$634.84 include

heat, water / sewer, exterior maintenance, &

more. A rare unit; a must see!

Built in 2004

Essential Information

MLS® # E4429654

Price \$249,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 10606 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5E9

Amenities

Amenities	Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 8th, 2025
Days on Market 23
Zoning Zone 12
Condo Fee \$635

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