

## \$259,000 - 133 10909 106 Street, Edmonton

MLS® #E4435974

**\$259,000**

3 Bedroom, 2.50 Bathroom, 1,150 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Unparalleled convenience & modern comfort in this 3-bed, 2.5-bath townhome – an ideal starter home or investment property! Enjoy easy city access (Ice District, Grant MacEwan, NAIT, Kingsway Mall, schools, Royal Alex, LRT/bus) plus peaceful neighbourhood living, set back from downtown's hustle. Steps to cool playground, schools, fun splash park, and tennis! The open concept main floor, featuring a living rm, an island kitchen, large walk-in pantry & 2pc washroom. A standout feature: the upper level offers two generously sized master suites, each with its own private walk-in closet! The fully finished basement expands your living space with a comfortable family room, an additional bedroom, a full 4-piece bathroom, & dedicated laundry. Bask in sunshine on your south-facing covered verandah, a lovely outdoor mini-retreat in this quiet complex. Parking is a breeze with a double concrete pad at your front door, plus a visitor parking pass. Excellent revenue property potential. Immediate possession!

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4435974  |
| Price    | \$259,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,150             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 133 10909 106 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4M7              |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Front Porch, Hot Water Natural Gas, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                  |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, View Downtown |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 08        |
| Condo Fee      | \$394          |

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Listing information last updated on June 17th, 2025 at 5:02am MDT