# \$299,900 - 3 11811 106 Street, Edmonton

MLS® #E4439900

## \$299,900

2 Bedroom, 1.50 Bathroom, 934 sqft Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Turnkey 2-bedroom condo just steps from NAIT!!! The main floor welcomes you with an open-concept layout drenched in natural light. Prepare meals effortlessly in the sleek kitchenâ€"equipped with stainless steel appliances, rich espresso-tone cabinetry, ample counter space and a double sinkâ€"then entertain or unwind in the adjacent living/dining area, which flows seamlessly onto your private balcony. Additional main floor features include a 2 pc bath and utility/storage room. Upstairs, you'll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, shared 4 pc bath, and in-suite laundry. Whether you're a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a turnkey downtown asset, this 2 bed. 2 bath home delivers unmatched convenience. Walk to classrooms, the LRT, cafés and shops in minutesâ€"urban living has never been so effortless.





Built in 2009

# **Essential Information**

MLS® #	E4439900
Price	\$299,900
Bedrooms	2

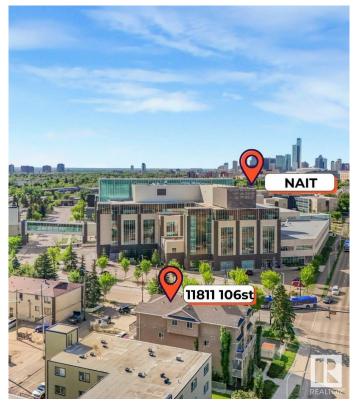
Bathrooms	1.50		
Full Baths	1		
Half Baths	1		
Square Footage	934		
Acres	0.00		
Year Built	2009		
Туре	Condo / Townhouse		
Sub-Type	Stacked Townhouse		
Style	2 Storey		
Status	Active		
Community Information			
Address	3 11811 106 Street		
Area	Edmonton		
Subdivision	Westwood (Edmonton)		
City	Edmonton		
County	ALBERTA		
Province	AB		
Postal Code	T5G 2R2		
Amenities			
Amenities Amenities	Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor		
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Amenities	Home, No Smoking Home, Parking-Visitor		
Amenities Parking Spaces	Home, No Smoking Home, Parking-Visitor 1		
Amenities Parking Spaces Parking	Home, No Smoking Home, Parking-Visitor 1		
Amenities Parking Spaces Parking Interior	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood		
Amenities Parking Spaces Parking Interior Appliances	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer		
Amenities Parking Spaces Parking Interior Appliances Heating	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas		
Amenities Parking Spaces Parking Interior Appliances Heating Stories	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2		
Amenities Parking Spaces Parking Interior Appliances Heating Stories Has Basement	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2 Yes		
Amenities Parking Spaces Parking Interior Appliances Heating Stories Has Basement Basement	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2 Yes		
Amenities Parking Spaces Parking Interior Appliances Heating Stories Has Basement Basement Exterior	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2 Yes None, No Basement		
Amenities Parking Spaces Parking Interior Appliances Heating Stories Has Basement Basement Exterior	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2 Yes None, No Basement Wood, Stucco		
Amenities Parking Spaces Parking Interior Appliances Heating Stories Has Basement Basement Basement Exterior Exterior Exterior Features	Home, No Smoking Home, Parking-Visitor 1 Stall Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2 Yes None, No Basement Wood, Stucco Back Lane, Schools, Shopping Nearby		

### Foundation Con

#### **Concrete Perimeter**

# **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	65
Zoning	Zone 08
Condo Fee	\$450



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Listing information last updated on August 6th, 2025 at 7:17am MDT