

## \$199,999 - 104 10118 106 Avenue, Edmonton

MLS® #E4459045

**\$199,999**

2 Bedroom, 2.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

ENJOY ICE DISTRICT LIVING. TIME SQUARE in downtown, Edmonton, this 2 beds/baths condominium offers a wide open concept layout, huge living room, spacious dinning area, in suite laundry, secured Entrance, Heated Underground Parking and patio behind the unit. Well kept, clean appliances and airbnb run unit in very good conditions. Situated close to downtown Ice District, MacEwan University, City Centre, Royal Alex Hospital. Enjoy the view of Downtown Skyline. Your dream first home or investment. GOOD LUCK!

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459045               |
| Price          | \$199,999              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 860                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 10118 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0B8              |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke, Patio |
| Parking   | Heated, Underground    |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Playground Nearby, Public Transportation, View City, See Remarks |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 08              |
| Condo Fee      | \$555                |

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Listing information last updated on November 17th, 2025 at 1:47am MST