

## \$82,000 - 301 10620 104 Street, Edmonton

MLS® #E4460932

**\$82,000**

1 Bedroom, 1.00 Bathroom, 564 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

An AMAZING opportunity to own a TOP FLOOR 1 bedroom condo right next to downtown in Central McDougall under \$100k! Several upgrades make this unit stand out from the rest! Inside you'll notice a nice neutral tone vinyl plank floor throughout the entire space. Absolutely no carpet in this unit! The kitchen has been entirely renovated with quartz countertops, white cabinetry, and stainless steel appliances! The balcony features views of downtown and Rogers Place! The location is absolutely prime being very close to Grant MacEwan, NAIT, and City Centre Mall! Overall, this condo will be extremely affordable with the low mortgage and low condo fees which include heat and water!! Perfect for a student, first time home-buyer or investor! Don't let this awesome opportunity pass you by!

Built in 1979

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4460932 |
| Price          | \$82,000 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 564      |
| Acres          | 0.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 10620 104 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 2W2              |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1                                                                                                  |
| Parking        | Stall                                                                                              |

### Interior

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                           |
| # of Stories | 3                                                |
| Stories      | 1                                                |
| Has Basement | Yes                                              |
| Basement     | None, No Basement                                |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                               |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 4th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 08 |
| Condo Fee      | \$380   |

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