

## \$199,900 - 402 3835 107 Street, Edmonton

MLS® #E4463468

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Fantastic 3 bed TOP FLOOR (private/quiet) w/IN-SUITE LAUNDRY: LG front-load washer/dryer. 2 PARKING STALLS (outdoor energized #'s 13 & 14). CONDO FEES \$803.00/month ARE ALL INCLUSIVE: heat, electricity, water, snow removal, landscaping, and contributions to Reserve Fund. 10 blocks from Southgate/LRT (Century Park). Ideal rental property; rent 2 bedrooms out to cover your costs & live in the 3rd for free. In June 2017 RENO's THROUGHOUT ALL COMMON AREAS of the building included: new carpeting, baseboards, paint, light fixtures, fire doors, lobby. Newer power line to complex. Building is wired for Fibre optic internet. Whole home has been renovated, new fixtures throughout. Large West-facing deck. Master has 2 separate closets and ensuite washroom. Large storage room in suite. Cats allowed, but no dogs. Taxes 2025 \$1,353.56.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463468  |
| Price      | \$199,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



402, 3835 107 St NW



#### UPGRADES

- KITCHEN-FALL OF 2022, NEW FAUCET, NEW APPLIANCES
- ENSUITE-SPRING OF 2023, NEW TOILET AND FAUCET
- MAIN BATH-NEW FAUCET PAINTED THROUGHOUT
- WHOLE HOME: NEW LIGHT FIXTURES THROUGHOUT, NEW SWITCH PLATES AND OUTLET PLATES THROUGHOUT
- NEW BALCONY AND ROOF ON BUILDING
- FULL SIZED FRONT LOAD WASHER & DRYER INCLUDED
- PORTABLE AIR CONDITIONER UNIT NEGOTIABLE
- THREE BEDROOM
- 1.5 BATHROOMS
- APARTMENT STYLE CONDO WITH ALL UTILITIES

#### INCLUDED

- BUILDING IS WIRED FOR FIBRE OPTIC INTERNET
- TWO OUTDOOR ENERGIZED PARKING STALLS
- THIS OWNER OCCUPIED UNIT IS WELL CARED FOR, BUT COULD BECOME A REVENUE PROPERTY: RENTS FOR \$2100 PER MONTH
- 5 MINUTE WALK TO THREE ELEMENTARY SCHOOLS AND 1 JR. HIGH SCHOOL
- 1.5 KM TO HARRY AINLAY HIGH SCHOOL

|                |                        |
|----------------|------------------------|
| Square Footage | 1,011                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 3835 107 Street |
| Area        | Edmonton            |
| Subdivision | Duggan              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6N 2N7             |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Closet Organizers, Parking-Visitor, Pool-Outdoor |
| Parking Spaces | 2                                                |
| Parking        | 2 Outdoor Stalls                                 |
| Has Pool       | Yes                                              |

### Interior

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

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                               |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                7  
Zoning                              Zone 16  
Condo Fee                        \$803



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 31st, 2025 at 10:02am MDT