

## \$149,000 - 416 10118 106 Avenue, Edmonton

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MLS® #E4433242

**\$149,000**

1 Bedroom, 1.00 Bathroom, 595 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Experience vibrant downtown living! This modern one bedroom condo offers 600 sqft of smartly designed space filled with natural light. The open-concept living area impresses with its lofty ceilings and expansive windows, creating a bright and spacious atmosphere. The kitchen is appointed with honey-toned cabinetry, stainless steel appliances, gorgeous counters & functional island ideal for casual meals or entertaining. Light coloured flooring and clean lines add to the contemporary vibe. The generous bedroom features built-in closet organizers with stylish frosted glass doors. Whether you're heading to Rogers Place for a game, catching a concert, or enjoying the restaurants and nightlife nearby, you'll love having it all just steps away. Close to MacEwan University and the Ice District, this unbeatable location is perfect for students, professionals, or anyone looking to live the downtown lifestyle! Short term rental is allowed, and pets allowed (with board approval)



Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433242  |
| Price    | \$149,000 |
| Bedrooms | 1         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 595                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 416 10118 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0B8              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Parking-Visitor, Vinyl Windows |
| Parking   | Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Wall Mount   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Commercial, Landscaped, Public Transportation, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 08          |
| Condo Fee      | \$392            |

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Listing information last updated on June 17th, 2025 at 8:02pm MDT