# \$289,900 - 3 11811 106 Street, Edmonton

MLS® #E4439900

## \$289,900

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 \$289,900

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 934

Acres 0.00

Year Built 2009

Type 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 Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal

Home, No Smoking Home, Parking-Visitor

Parking Spaces 1

Parking Stall

### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 2nd, 2025

Days on Market 136

Zoning Zone 08

Condo Fee \$450



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