

## \$249,000 - 20 10909 106 Street, Edmonton

MLS® #E4452681

**\$249,000**

3 Bedroom, 2.50 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

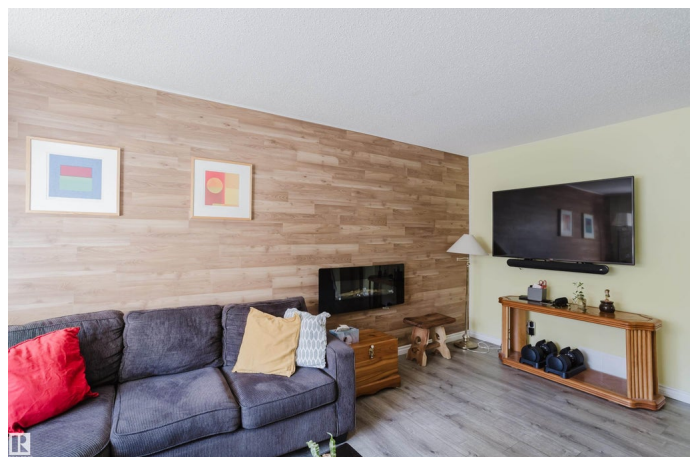
Central Mcdougall, Edmonton, AB

Bright, Stylish & Move-In Ready in Downtown! Perfect for growing families! Discover this beautifully maintained 3-bedroom, 2.5-bath home offering 966 sq/ft of sun-filled, functional living space in a quiet Downtown pocket – just minutes to hospitals, schools, shopping, and transit. The smart layout features 2 bedrooms upstairs and a fully finished basement with a 3rd bedroom, perfect for families, professionals, or guests. The updated kitchen dazzles with a brand-new fridge and dishwasher, while the laundry area boasts a new washer & dryer. Relax in the spacious living room with a warm feature wall and abundant natural light, or enjoy the low-maintenance yard with parking right at your doorstep. Convenient, stylish, and ready for you – all in a location that keeps you connected to everything you need!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452681  |
| Price          | \$249,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 969       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20 10909 106 Street |
| Area        | Edmonton            |
| Subdivision | Central Mcdougall   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4M7             |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Front Porch, Television Connection |
| Parking   | Front Drive Access, Parking Pad Cement/Paved, Stall                                        |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace    | Yes                                                                                                                              |
| Fireplaces   | Heatilator/Fan, Wall Mount                                                                                                       |
| Stories      | 3                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 08           |
| Condo Fee      | \$400             |

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Listing information last updated on August 19th, 2025 at 10:02pm MDT