

# \$259,999 - 314 12110 106 Avenue, Edmonton

MLS® #E4457425

**\$259,999**

2 Bedroom, 2.00 Bathroom, 1,125 sqft  
Condo / Townhouse on 0.00 Acres

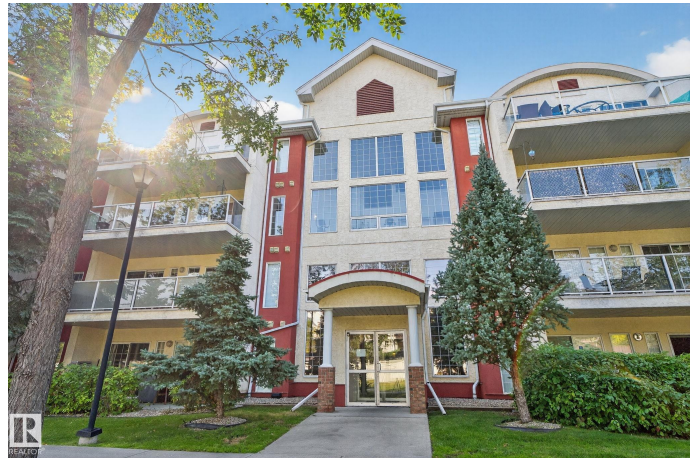
Westmount, Edmonton, AB

Welcome to Glenora Mansion! This 1125 sq ft 2-bedroom plus den condo offers everything you need for a carefree lifestyle. Featuring 2 full bathrooms and 2 titled parking stalls—one heated underground for winter comfort and one above ground for quick convenience. The open concept floor plan flows seamlessly to a spacious west-facing patio with a gas BBQ hookup, perfect for entertaining. Enjoy in-suite laundry, air conditioning, and access to the building's fully equipped gym. Ideally located near Grant MacEwan, Rogers Place, Downtown, and LRT/public transit, this unit combines comfort, convenience, and style. Looks just as great in person as it does in the pictures!

Built in 2004

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457425          |
| Price          | \$259,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,125             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 314 12110 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4R9              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 2   |
| Parking        | Single Carport, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco, Vinyl                                       |
| Exterior Features | Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco, Vinyl                                       |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 07              |
| Condo Fee      | \$646                |

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Listing information last updated on September 17th, 2025 at 11:02pm MDT