

## \$280,000 - 137 10909 106 Street, Edmonton

MLS® #E4419591

**\$280,000**

1 Bedroom, 2.50 Bathroom, 1,273 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Prime Centrally Located Townhouse! Located minutes from downtown, this two-storey townhouse in McDougall Landing offers approximately 1,390 sq. ft. of living space across two levels, plus a basement. The property features a front porch, a single attached garage, and a rear deck. The main floor includes a spacious living room with a corner fireplace, a kitchen with an island and lots of storage, a dining area, and a 2-piece powder room. The upper level consists of a primary bedroom with a walk-in closet, two additional bedrooms, and a 4-piece bathroom. Situated in a well-maintained complex with mature tree-lined streets, the home is within walking distance of the LRT, MacEwan University, NAIT, Rogers Arena, Kingsway Mall, and the Royal Alexandra Hospital.

Built in 2002

### Essential Information

MLS® #	E4419591
Price	\$280,000
Bedrooms	1
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.00



Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	137 10909 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	99
Zoning	Zone 08
RE / Bank Owned	Yes

Condo Fee                \$376

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