

## \$250,000 - 107 12110 106 Avenue, Edmonton

MLS® #E4443300

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

**DOWNTOWN 2 BED+DEN/ 2 BATH/ RENOVATED:** Step into downtown living at its best! This rare main floor 2 bed + den, 2 bath condo is one of the largest in the building—and offers direct access to a green space, perfect for entertaining, pets, or relaxing outdoors. Located in the heart of Edmonton's Entertainment District, you're steps from Rogers Place, LRT, shopping, restaurants, cafes, and nightlife—walk everywhere and leave the car behind. Inside, enjoy a smart open layout with large windows, a cozy gas fireplace, and modern upgrades throughout. The kitchen offers tons of cabinet space and stainless steel appliances. The primary bedroom features a walk-through closet and private ensuite. Added perks include underground heated parking, storage, and a fitness centre. Whether you're a downtown professional, downsizer, or savvy investor, this unit delivers comfort, convenience, and lifestyle in one unbeatable package. (Some photos have been staged or digitally modified.)

Built in 2004

### Essential Information

MLS® # E4443300

Price \$250,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	107 12110 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4R9

### **Amenities**

Amenities	Car Wash, Exercise Room, Intercom, No Animal Home, No Smoking Home, Patio, Secured Parking
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	64
Zoning	Zone 07
Condo Fee	\$688

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Listing information last updated on August 22nd, 2025 at 6:32pm MDT