

## \$179,000 - 103 6708 90 Avenue, Edmonton

MLS® #E4461156

**\$179,000**

2 Bedroom, 1.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Ottewell, Edmonton, AB

Renovated main-floor condo in Garden City Manor, Ottewell. Features a new kitchen, fresh paint, brand-new laminate flooring, two large bedrooms, a four-piece bath, in-suite laundry, six appliances, walk-in storage, new window coverings, energized parking, and a monitored alarm. Fantastic location with easy access to U of A, Downtown, Whyte Ave, Capilano, and Sherwood Park. Walking distance to King's University and right next to Ottewell Shopping Centre with groceries, pharmacy, bakery, banking, and major transit. Quiet, well-kept 18+ adult-only building—ideal for living or investment.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461156               |
| Price          | \$179,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 868                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 103 6708 90 Avenue |
| Area        | Edmonton           |
| Subdivision | Ottewell           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 0P2            |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Hot Water Tankless, Parking-Plug-Ins, Smart/Program. Thermostat |
| Parking   | Stall                                                           |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                       |
| # of Stories | 3                                                                                            |
| Stories      | 1                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | None, No Basement                                                                            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Metal, Stucco, Vinyl             |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                           |
| Construction      | Wood, Metal, Stucco, Vinyl             |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 18           |
| Condo Fee      | \$471             |

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