

**\$226,777 - 115 10118 106 Ave, Edmonton**

MLS® #E4440360

**\$226,777**

2 Bedroom, 2.00 Bathroom, 854 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

This cozy, 2 bed/2 bath, 854 sq ft unit is well lit with natural light due to its private corner location. It features A/C, a fireplace, stainless steel appliances, as well as a large wrap-around patio that is great for outdoor living and enjoying the city views. Your new home awaits in a vibrant neighborhood surrounded by the Ice District/Rogers Place Arena, MacEwan University, the LRT, and popular dining spots like the Lingnan, & Brew and Bloom. Additionally, the property offers heated underground parking; a valuable feature during the winter months in Edmonton. This property is popular due to its location and proximity to amenities. Come take a look!

Built in 2007

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440360          |
| Price          | \$226,777         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 854               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 115 10118 106 Ave |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 0B8           |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 1                                                                                                                    |
| Parking        | Underground                                                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| # of Stories      | 5                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 82             |
| Zoning         | Zone 08        |

Condo Fee                \$536

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