

## \$289,900 - 10909 106 Street, Edmonton

MLS® #E4440521

**\$289,900**

3 Bedroom, 3.50 Bathroom, 1,162 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Tucked away in a quiet, central location, this beautifully maintained half duplex offers over 1,600 sq. ft. of fully developed living space! Built in 2002, this 2+1 bedroom, 3.5 bathroom home is perfect for professionals, students, or anyone seeking low-maintenance living with style and space. The open-concept main floor features hardwood and ceramic tile, a corner gas fireplace, and a functional island kitchen with pantry, laundry area, and access to the rear deck. Upstairs, you'll find two spacious bedrooms, each with its own full bathroom, including a Jacuzzi tub and his/hers closets in the primary suite. The professionally finished basement (with permits) offers a large rec room/bedroom combo with a Murphy bed, a 4-piece bath with in-floor heating, ceramic tile shower, and a soaker tub, and laundry—ideal for a roommate, or teenager. Complete with an attached garage, cozy front veranda, and located minutes from Grant MacEwan, NAIT, LRT, Rogers Place, shopping, schools and more. Just move in and enjoy!

Built in 2002

### Essential Information

MLS® # E4440521

Price \$289,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,162             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Insulated, Over Sized, Single Garage Attached                                                                                                               |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Corner                                                                                                                                               |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | John A McDougall |
| Middle     | Spruce Avenue    |
| High       | Victoria         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 08        |
| Condo Fee      | \$395          |

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Listing information last updated on June 14th, 2025 at 5:32am MDT