

\$100,000 - 104 7816 106 Avenue, Edmonton

MLS® #E4460630

\$100,000

2 Bedroom, 1.00 Bathroom, 842 sqft
Condo / Townhouse on 0.00 Acres

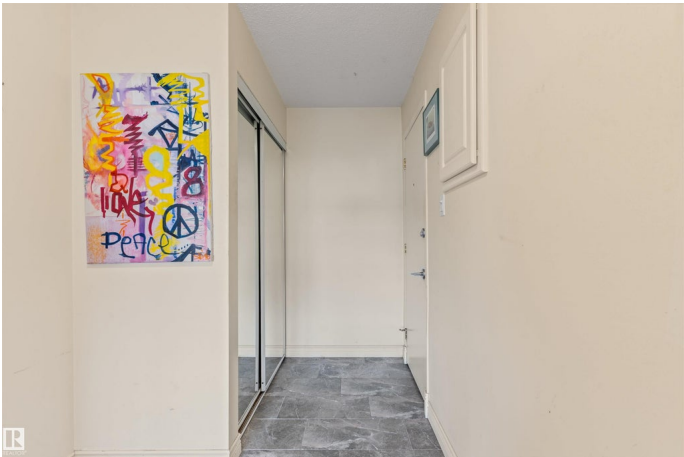
Forest Heights (Edmonton), Edmonton, AB

Welcome to Paramount Villa in Forest Heights! This well-maintained 2 bedroom, 1 bathroom condo offers 842 sq ft of comfortable living space in one of Edmonton’s most desirable central communities. The bright and open floor plan features a spacious living room with large windows, a functional kitchen with ample cabinetry, and a dining area perfect for entertaining. Both bedrooms are generously sized, and the full bathroom is clean and well-appointed. Located just minutes from downtown Edmonton, the River Valley, and major roadways, this home is ideal for first-time buyers, downsizers, or investors. Forest Heights is known for its tree-lined streets, easy access to transit, and proximity to parks, schools, and shopping. With a move-in-ready layout, this unit is a fantastic opportunity to own in a well-managed building.

Built in 1963

Essential Information

MLS® #	E4460630
Price	\$100,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.00



Year Built	1963
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	104 7816 106 Avenue
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1H5

Amenities

Amenities	See Remarks
Parking	Single Carport

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	22
Zoning	Zone 19

Condo Fee \$657

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 25th, 2025 at 2:02pm MDT