

# \$215,000 - 405 10606 102 Avenue, Edmonton

MLS® #E4412034

**\$215,000**

2 Bedroom, 1.00 Bathroom, 898 sqft  
Condo / Townhouse on 0.00 Acres

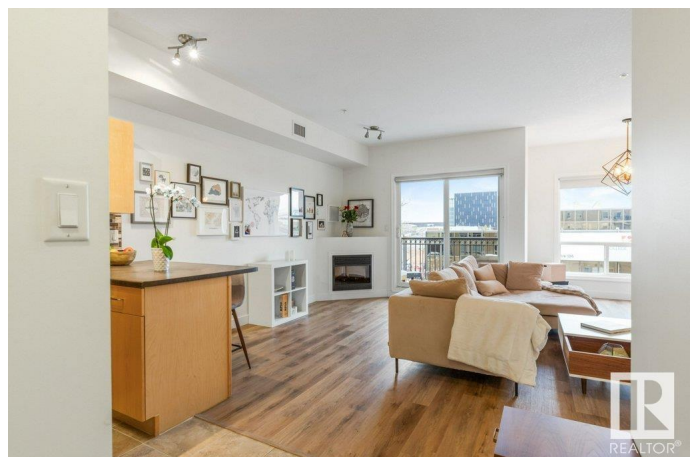
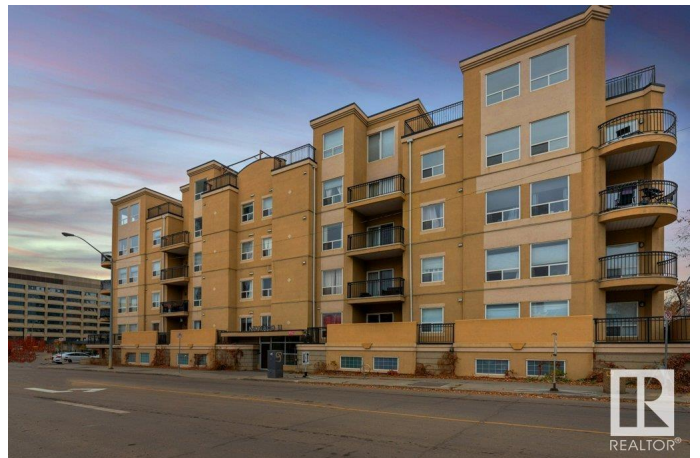
Downtown (Edmonton), Edmonton, AB

Discover this stunning two-bedroom unit in the vibrant heart of downtown Edmonton. Boasting elegant laminate flooring, the spacious great room features a corner fireplace and sliding doors that lead to a generously sized balcony, perfect for relaxation. The functional kitchen, equipped with ample cupboard space and an inviting eating bar, enhances your culinary experience. The expansive primary bedroom, alongside a versatile second bedroom ideal for a home office, offers flexibility to suit your lifestyle. This bright unit also includes convenient in-suite laundry and an underground titled parking stall. With proximity to the Ice and Brewery Districts, Grant McEwan University, and easy access to LRT, shopping, and dining, this residence epitomizes urban living at its finest.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4412034  |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 898       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 405 10606 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E9              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Fan Coil, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| # of Stories | 5  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

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

### **Additional Information**

Date Listed            October 29th, 2024

Days on Market      158

Zoning                Zone 12

Condo Fee            \$515

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 April 5th, 2025 at 2:02am MDT