

# \$129,900 - 203 8640 106 Avenue, Edmonton

MLS® #E4422663

**\$129,900**

2 Bedroom, 1.00 Bathroom, 752 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

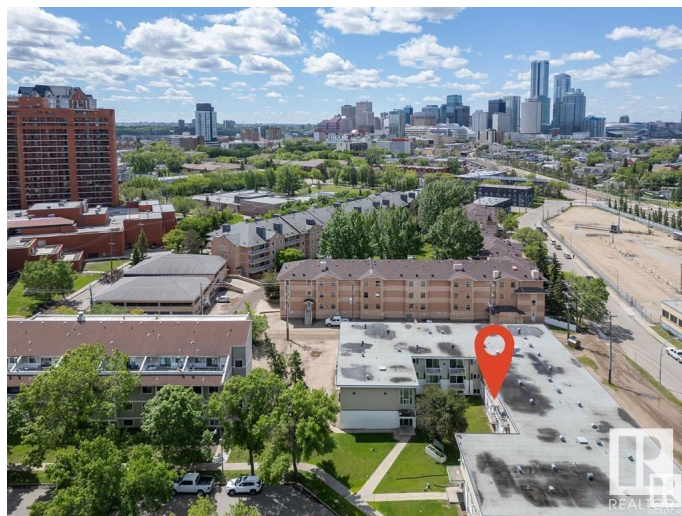
Attention INVESTORS & FIRST-TIME HOMEBUYERS! This 2nd-floor condo is just steps from the River Valley, LRT station, and shopping along Jasper Ave. With condo fees of \$505.49 covering ALL utilities, ownership is both affordable and hassle-free. Both bedrooms are generously sized with large closets, conveniently located next to a 4-piece bathroom. Enjoy a spacious balcony overlooking the courtyard, perfect for relaxing. If you're looking for a move-in-ready home at a great value, this is the one. A must-see!

Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4422663               |
| Price          | \$129,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 752                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 203 8640 106 Avenue |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 0M7             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Patio, Security Door |
| Parking Spaces | 1  |
| Parking        | Stall                                    |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Flat Site, Level Land, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Flat  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 54                  |
| Zoning         | Zone 13             |
| Condo Fee      | \$505               |

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Listing information last updated on April 19th, 2025 at 12:32am MDT