

## \$197,100 - 22 10331 106 Street, Edmonton

MLS® #E4414076

**\$197,100**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

2 bedroom 2 bath condo in the heart of Downtown Edmonton. Steps away from MacEwan University. Easy access to Rogers place, transit, restaurants, shopping, bike lanes, and the new Warehouse Park (currently under construction). Located on the second floor. Features a master bedroom with walk through closet and full bath. Second bedroom is on the opposite side of the condo and is right next to the second full bath. Gas fireplace in bright and open central living area. Includes five appliances (stove, fridge, built in dishwasher, stacking washer and dryer). Includes a titled, heated underground parking space. Suitable for students, downtown workers, or as a rental property. Condo complex has an elevator, and features a secure interior courtyard with seating, green space, a barbecue area, picnic tables, and a bike rack.

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4414076  |
| Price          | \$197,100 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 958       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1993                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 10331 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1H8             |

### Amenities

|           |                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows |
| Parking   | Heated, Parkade                                                                                                                             |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Combination                                                                    |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Corner                                                                                    |
| # of Stories      | 3                                                                                         |
| Stories           | 1                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | None, No Basement                                                                         |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Paved Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 19th, 2024  
Days on Market                290  
Zoning                              Zone 12  
Condo Fee                        \$440

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