

## \$259,000 - 42 10909 106 Street, Edmonton

MLS® #E4447747

**\$259,000**

2 Bedroom, 2.00 Bathroom, 1,079 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

INVESTOR ALERT! This is a prime opportunity for an investor looking for a TURNKEY well RENOVATED property NEXT TO Downtown, Royal Alexandra Hospital, Macewan University and much more. As you enter, you have a very large living space separated from the kitchen and dining room. Upstairs you have cozy bonus room and 2 more bedrooms! Basement is unfinished but currently being used as another bedroom. Property is already tenanted with a very kind and high quality tenant. Newer LVP floors, and carpet throughout the home! Very well maintained, parking stall right outside the property and walking distance to many amenities such as parks and schools.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447747  |
| Price          | \$259,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,079     |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 42 10909 106 Street |
| Area        | Edmonton            |
| Subdivision | Central Mcdougall   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4M7             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | See Remarks                     |
| Parking   | Front Drive Access, See Remarks |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 08         |
| Condo Fee      | \$435           |

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 August 27th, 2025 at 1:32am MDT