

## \$250,000 - 107 12110 106 Avenue, Edmonton

MLS® #E4443300

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

**DOWNTOWN 2 BED+DEN/ 2 BATH/ RENOVATED:** Step into downtown living at its best! This rare main floor 2 bed + den, 2 bath condo is one of the largest in the building—and offers direct access to a green space, perfect for entertaining, pets, or relaxing outdoors. Located in the heart of Edmonton's Entertainment District, you're steps from Rogers Place, LRT, shopping, restaurants, cafes, and nightlife—walk everywhere and leave the car behind. Inside, enjoy a smart open layout with large windows, a cozy gas fireplace, and modern upgrades throughout. The kitchen offers tons of cabinet space and stainless steel appliances. The primary bedroom features a walk-through closet and private ensuite. Added perks include underground heated parking, storage, and a fitness centre. Whether you're a downtown professional, downsizer, or savvy investor, this unit delivers comfort, convenience, and lifestyle in one unbeatable package. (Some photos have been staged or digitally modified.)

Built in 2004

### Essential Information

MLS® # E4443300

Price \$250,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,151                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 107 12110 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4R9              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Car Wash, Exercise Room, Intercom, No Animal Home, No Smoking Home, Patio, Secured Parking |
| Parking Spaces | 2  |
| Parking        | Stall, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                       |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround                               |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                           |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 07         |
| Condo Fee      | \$688           |

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Listing information last updated on July 6th, 2025 at 1:47am MDT