

## \$280,000 - 137 10909 106 Street, Edmonton

MLS® #E4419591

**\$280,000**

1 Bedroom, 2.50 Bathroom, 1,273 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Prime Centrally Located Townhouse! Located minutes from downtown, this two-storey townhouse in McDougall Landing offers approximately 1,390 sq. ft. of living space across two levels, plus a basement. The property features a front porch, a single attached garage, and a rear deck. The main floor includes a spacious living room with a corner fireplace, a kitchen with an island and lots of storage, a dining area, and a 2-piece powder room. The upper level consists of a primary bedroom with a walk-in closet, two additional bedrooms, and a 4-piece bathroom. Situated in a well-maintained complex with mature tree-lined streets, the home is within walking distance of the LRT, MacEwan University, NAIT, Rogers Arena, Kingsway Mall, and the Royal Alexandra Hospital.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419591  |
| Price          | \$280,000 |
| Bedrooms       | 1         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,273     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 137 10909 106 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4M7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

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

### Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 29th, 2025 |
| Days on Market  | 138                |
| Zoning          | Zone 08            |
| RE / Bank Owned | Yes                |

Condo Fee                \$376

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Listing information last updated on June 16th, 2025 at 7:02pm MDT