

## \$289,900 - 77 10909 106 Street, Edmonton

MLS® #E4440521

**\$289,900**

3 Bedroom, 3.50 Bathroom, 1,162 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Tucked away in a quiet, central location, this beautifully maintained half duplex offers over 1,600 sq. ft. of fully developed living space! Built in 2002, this 2+1 bedroom, 3.5 bathroom home is perfect for professionals, students, or anyone seeking low-maintenance living with style and space. The open-concept main floor features hardwood and ceramic tile, a corner gas fireplace, and a functional island kitchen with pantry, laundry area, and access to the rear deck. Upstairs, you'll find two spacious bedrooms, each with its own full bathroom, including a Jacuzzi tub and his/hers closets in the primary suite. The professionally finished basement (with permits) offers a large rec room/bedroom combo with a Murphy bed, a 4-piece bath with in-floor heating, ceramic tile shower, and a soaker tub, and laundry—ideal for a roommate, or teenager. Complete with an attached garage, cozy front veranda, and located minutes from Grant MacEwan, NAIT, LRT, Rogers Place, shopping, schools and more. Just move in and enjoy!

Built in 2002

### Essential Information

MLS® # E4440521

Price \$289,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,162
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	77 10909 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	John A McDougall
Middle	Spruce Avenue
High	Victoria

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	22
Zoning	Zone 08
Condo Fee	\$395

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