

## \$264,900 - 49 10909 106 Street, Edmonton

MLS® #E4448750

**\$264,900**

2 Bedroom, 2.50 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Bright and cheerful townhouse Bungalow offering 2 bedrooms, 2 full bathrooms, and a 2-pc ensuite in the primary bedroom. Features include a corner gas fireplace in the living room, a professionally developed basement (with permits), and a single attached garage. Condo fees include driveway snow removal! Enjoy hardwood in the bedrooms and stairs, and laminate throughout the main areas and basement. Ideally located with easy access to Kingsway Mall, NAIT, Downtown, Royal Alex & Glenrose Hospitals, bus routes, LRT, schools, and parks. Nearly 1,500 sq. ft. of developed living space in a well-managed, pet-friendly complex. A fantastic value in a desirable central location.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448750  |
| Price          | \$264,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 892       |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 49 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        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 08         |
| Condo Fee      | \$375           |

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Listing information last updated on August 4th, 2025 at 9:35pm MDT