

Courtesy Of Jenny E Hansen and Paul E Paiva Of Real Broker

# \$159,900 - 113 10118 106 Avenue, Edmonton

MLS® #E4414650

**\$159,900**

2 Bedroom, 2.00 Bathroom, 860 sqft  
Condo / Townhouse on 0.00 Acres

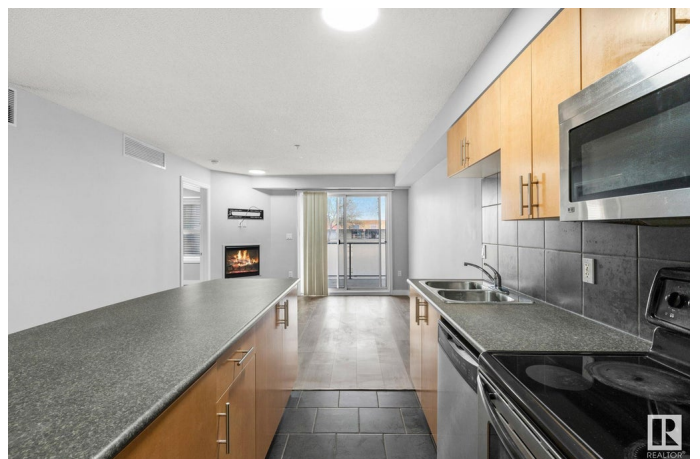
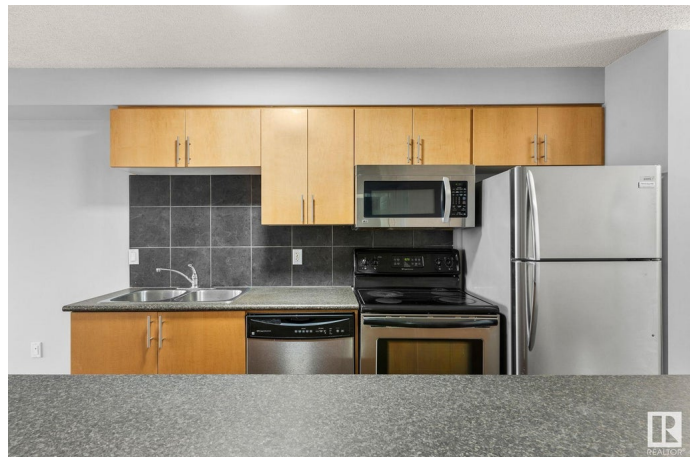
Central Mcdougall, Edmonton, AB

Welcome to Time Square! This 2 bedroom & 2 bathroom condo with in suite laundry is an investor or first time home buyers dream! With the appeal of owning, renting or getting an amazing residual income from this condo as an airbnb, this is a no brainer! In the heart of downtown Edmonton, this condo is steps away from Rogers Place and the new downtown development WAREHOUSE PARK, projected to be an "Urban Oasis" opening late 2025. The opportunities are endless for an income stream starting in the low \$3,500 to \$4,500.00 + a month when there are any events at Rogers Place. This condo comes with one underground titled parking stall, and a secured entry keeping the condo safe from any unwanted visitors. By utilizing a pull out bed in the living room, this condo can be listed as a 6 person daily rental. Quit renting and start gaining equity in your own home!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4414650  |
| Price          | \$159,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 860       |



|            |                       |
|------------|-----------------------|
| Acres      | 0.00                  |
| Year Built | 2007                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Lowrise Apartment     |
| Style      | Multi Level Apartment |
| Status     | Active                |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 113 10118 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0B8              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door |
| Parking   | Heated, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco                                |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Concrete, Stucco                                |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 26th, 2024 |
| Days on Market | 130                 |
| Zoning         | Zone 08             |
| Condo Fee      | \$501               |

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 April 5th, 2025 at 3:02am MDT