

## \$284,999 - 89 10909 106 Street, Edmonton

MLS® #E4432465

**\$284,999**

3 Bedroom, 2.50 Bathroom, 823 sqft

Condo / Townhouse on 0.00 Acres

Central McDougall, Edmonton, AB

**INCREDIBLE VALUE!** Fully finished BUNGALOW with attached garage for UNDER \$250K!? Welcome to this lovely quiet end unit located directly across from a green space. A dream location just steps away from Kingsway Mall, Royal Alex Hospital, LRT station, NAIT, the ice district and more! The charming covered front verandah is a perfect extension of your home offering great curb appeal and a cozy spot to relax. The main floor features 2 bedrooms, the primary suite offers its own private ensuite and walk in closet. Large vinyl windows allow plenty of light in! Brand new vinyl plank flooring throughout the home, updated main bath and NEW shingles! McDougall park offers a large green space, playground, spray park and picnic benches. Basement has large rec space, bathroom and 3rd bedroom space with 2 closets. Well managed condo, low monthly fees includes snow removal, lawn care and covers the majority of the exterior components. Appliances and window coverings included & ready for quick possession.

Built in 2002

### Essential Information

MLS® # E4432465

Price \$284,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	823
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	89 10909 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

### Amenities

Amenities	No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                1  
Zoning                              Zone 08  
Condo Fee                        \$347

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