

## \$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 \$290K!?** 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                7  
Zoning                              Zone 08  
Condo Fee                        \$374

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