

# \$100,000 - 104 7816 106 Avenue, Edmonton

MLS® #E4460630

## \$100,000

2 Bedroom, 1.00 Bathroom, 842 sqft  
Condo / Townhouse on 0.00 Acres

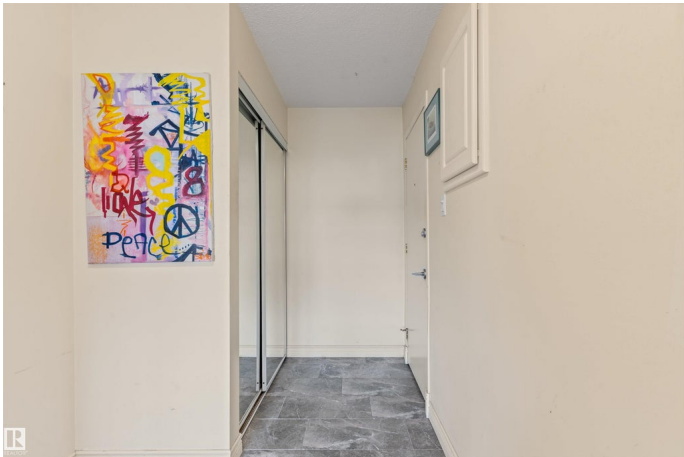
Forest Heights (Edmonton), Edmonton, AB

Welcome to Paramount Villa in Forest Heights! This well-maintained 2 bedroom, 1 bathroom condo offers 842 sq ft of comfortable living space in one of Edmonton’s most desirable central communities. The bright and open floor plan features a spacious living room with large windows, a functional kitchen with ample cabinetry, and a dining area perfect for entertaining. Both bedrooms are generously sized, and the full bathroom is clean and well-appointed. Located just minutes from downtown Edmonton, the River Valley, and major roadways, this home is ideal for first-time buyers, downsizers, or investors. Forest Heights is known for its tree-lined streets, easy access to transit, and proximity to parks, schools, and shopping. With a move-in-ready layout, this unit is a fantastic opportunity to own in a well-managed building.

Built in 1963

### Essential Information

MLS® #	E4460630
Price	\$100,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.00



Year Built	1963
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 7816 106 Avenue
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1H5

### Amenities

Amenities	See Remarks
Parking	Single Carport

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 3rd, 2025
Zoning	Zone 19
Condo Fee	\$657

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Listing information last updated on October 3rd, 2025 at 8:17pm MDT