# \$249,900 - 402 10606 102 Avenue, Edmonton

MLS® #E4429654

## \$249,900

2 Bedroom, 2.00 Bathroom, 951 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

AIR BNB FRIENDLY! BEAUTIFULLY **UPGRADED! STEPS TO ICE DISTRICT!** Looking for a TURNKEY investment property? Want to live in the action only blocks to Macewan, LRT, & the downtown core? Underground heated parking w/ storage locker? This 950 sq ft 2 bed, 2 bath executive style CORNER unit shows a 10! Feat: newer vinyl plank flooring, granite countertops, sill granite sink, stove, microwave, dishwasher, washer & dryer, curtains, & more! 9' ceilings allow for ample light & tranquil vibes in the heart of the city, w/ a terrific flow to the space. U shaped kitchen w/ room to cook up a storm! 2 good sized bedrooms, including the primary bed w/ 4 pce ensuite & walk in closet. Additional 3 pce bath, in suite laundry room, & space for a dining table. Covered deck perfect for summer gatherings, w/ an additional common interior patio area for added private socializing. Condo fees of \$634.84 include heat, water / sewer, exterior maintenance, & more. A rare unit; a must see!

Built in 2004

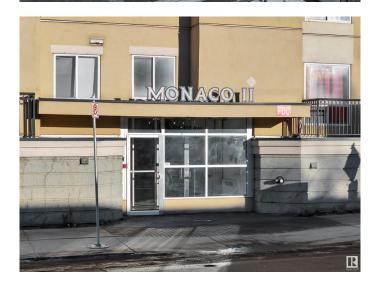
### **Essential Information**

MLS® # E4429654 Price \$249,900

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 951

Acres 0.00 Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 402 10606 102 Avenue

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5J 5E9

## **Amenities**

Amenities Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite

Parking Heated, Underground

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Fan Coil, Natural Gas

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 8th, 2025

Days on Market 12

Zoning Zone 12

Condo Fee \$635

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 20th, 2025 at 6:47am MDT