

## \$399,000 - 10810 106 Street, Edmonton

MLS® #E4423495

**\$399,000**

3 Bedroom, 2.00 Bathroom, 783 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Ideal Location for a new family. Easy access to all levels of education including Victoria Composite School of the Arts, NAIT, Grant MacEwan & University of Alberta. Only minutes to Royal Alexandra Hospital, Kingsway Garden Mall, downtown, shopping and walking distance to the Royal Alex LRT station. Perfect bungalow for the first time homeowner or potential revenue property with 2 bedrooms up, large living room area and extensively renovated 5-piece main floor bathroom. Lower level has 1 more bedroom with a 2nd kitchen and 3 piece bathroom. Large 50' x 150' fully landscaped yard with chain link fencing. Home has upgraded plumbing, 100amp service, vinyl windows, updated siding/facia/soffits. This perfect home is a must see!

Built in 1949

### Essential Information

MLS® #	E4423495
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	783
Acres	0.00
Year Built	1949



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10810 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2Y2

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Garage Control, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Victoria/JA McDoug/St Cath
Middle	Victoria/St Catherine
High	Victoria/St. Joseph

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 39

Zoning Zone 08

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