\$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

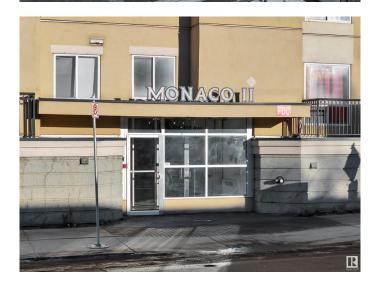
Essential Information

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 13

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 21st, 2025 at 9:02am MDT