

# \$249,000 - 209 10625 Kingsway Avenue, Edmonton

MLS® #E4437352

**\$249,000**

2 Bedroom, 2.50 Bathroom, 1,361 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Youâ€™ll love this amazing 2-storey condo in The Provence! Enjoy a fantastic central location with downtown views, just steps from the LRT, Kingsway Garden Mall, NAIT, and Royal Alexandra Hospital. The open-concept main floor features a beautiful kitchen with stainless steel appliances, granite countertops, under-cabinet lighting, ample storage, and plenty of countertop seatingâ€”perfect for entertaining. Upstairs, youâ€™ll find two spacious ownerâ€™s suites, each with its own ensuite, plus laundry with an extra sink, linen storage, and an open den ideal for a home office or reading nook. With 9 ft ceilings on both levels, the home feels bright and spacious. Additional perks include a gas fireplace, central air conditioning, heated underground parking with extra storage, and a second-floor courtyard patio - perfect for summer BBQs with downtown views. Donâ€™t miss this opportunity for stylish, convenient urban living!

Built in 2007

## Essential Information

MLS® #	E4437352
Price	\$249,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	209 10625 Kingsway Avenue
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2Z6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	2
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	28
Zoning	Zone 08
Condo Fee	\$655

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