# \$289,900 - 77 10909 106 Street, Edmonton

MLS® #E4440521

## \$289.900

3 Bedroom, 3.50 Bathroom, 1,162 sqft Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Tucked away in a quiet, central location, this beautifully maintained half duplex offers over 1,600 sq. ft. of fully developed living space! Built in 2002, this 2+1 bedroom, 3.5 bathroom home is perfect for professionals, students, or anyone seeking low-maintenance living with style and space. The open-concept main floor features hardwood and ceramic tile, a corner gas fireplace, and a functional island kitchen with pantry, laundry area, and access to the rear deck. Upstairs, you'll find two spacious bedrooms, each with its own full bathroom, including a Jacuzzi tub and his/hers closets in the primary suite. The professionally finished basement (with permits) offers a large rec room/bedroom combo with a Murphy bed, a 4-piece bath with in-floor heating, ceramic tile shower, and a soaker tub, and laundryâ€"ideal for a roommate, or teenager. Complete with an attached garage, cozy front veranda, and located minutes from Grant MacEwan, NAIT, LRT, Rogers Place, shopping, schools and more. Just move in and enjoy!

Built in 2002

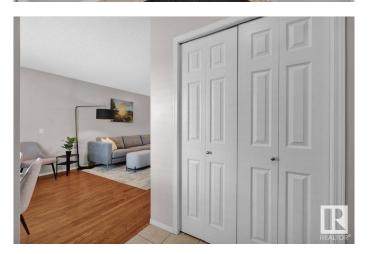
#### **Essential Information**

MLS® # E4440521 Price \$289,900

Bedrooms 3







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,162 Acres 0.00 Year Built 2002

Type Condo / Townhouse

Sub-Type Townhouse Style 2 Storey

Status Active

# **Community Information**

Address 77 10909 106 Street

Area Edmonton

Subdivision Central Mcdougall

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4M7

## **Amenities**

Amenities Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water

Natural Gas, No Animal Home, No Smoking Home, Smart/Program.

Thermostat, Vinyl Windows

Parking Insulated, Over Sized, Single Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings,

Dryer-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Fruit Trees/Shrubs, No Back Lane, No Through Road,

Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary John A McDougall

Middle Spruce Avenue

High Victoria

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 08

Condo Fee \$395

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 June 17th, 2025 at 2:17pm MDT