

## \$100,000 - 104 7816 106 Avenue, Edmonton

MLS® #E4460630

**\$100,000**

2 Bedroom, 1.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

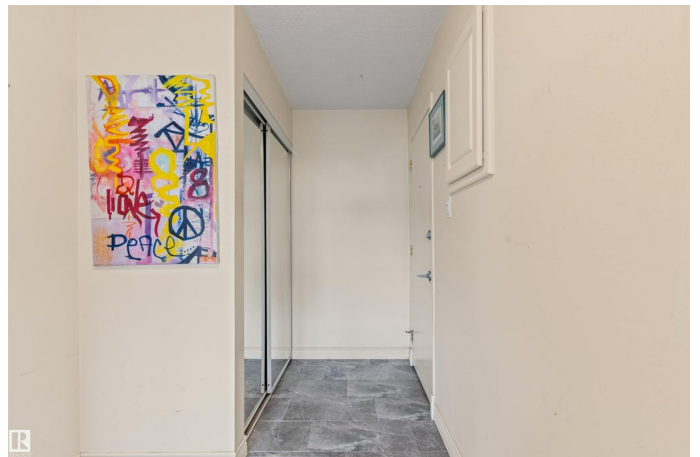
Forest Heights (Edmonton), Edmonton, AB

Welcome to Paramount Villa in Forest Heights! This well-maintained 2 bedroom, 1 bathroom condo offers 842 sq ft of comfortable living space in one of Edmonton's most desirable central communities. The bright and open floor plan features a spacious living room with large windows, a functional kitchen with ample cabinetry, and a dining area perfect for entertaining. Both bedrooms are generously sized, and the full bathroom is clean and well-appointed. Located just minutes from downtown Edmonton, the River Valley, and major roadways, this home is ideal for first-time buyers, downsizers, or investors. Forest Heights is known for its tree-lined streets, easy access to transit, and proximity to parks, schools, and shopping. With a move-in-ready layout, this unit is a fantastic opportunity to own in a well-managed building.

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460630  |
| Price          | \$100,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 842       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1963                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104 7816 106 Avenue       |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 1H5                   |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | See Remarks    |
| Parking   | Single Carport |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water                                  |
| # of Stories | 3                                                 |
| Stories      | 1                                                 |
| Has Basement | Yes                                               |
| Basement     | None, No Basement                                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                          |
| Construction      | Concrete, Brick                                                       |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 19           |

Condo Fee                \$657

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