

## \$264,900 - 49 10909 106 Street, Edmonton

MLS® #E4448750

**\$264,900**

2 Bedroom, 2.50 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Bright and cheerful townhouse Bungalow offering 2 bedrooms, 2 full bathrooms, and a 2-pc ensuite in the primary bedroom. Features include a corner gas fireplace in the living room, a professionally developed basement (with permits), and a single attached garage. Condo fees include driveway snow removal! Enjoy hardwood in the bedrooms and stairs, and laminate throughout the main areas and basement. Ideally located with easy access to Kingsway Mall, NAIT, Downtown, Royal Alex & Glenrose Hospitals, bus routes, LRT, schools, and parks. Nearly 1,500 sq. ft. of developed living space in a well-managed, pet-friendly complex. A fantastic value in a desirable central location.

Built in 2003

### Essential Information

MLS® #	E4448750
Price	\$264,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	892
Acres	0.00
Year Built	2003



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	49 10909 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 19th, 2025
Days on Market	12
Zoning	Zone 08
Condo Fee	\$375

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