

\$189,000 - 402 3835 107 Street, Edmonton

MLS® #E4463468

\$189,000

3 Bedroom, 1.50 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Fantastic 3 bed TOP FLOOR (private/quiet) w/IN-SUITE LAUNDRY: LG front-load washer/dryer. 2 PARKING STALLS (outdoor energized #'s 13 & 14). CONDO FEES \$803.00/month ARE ALL INCLUSIVE: heat, electricity, water, snow removal, landscaping, and contributions to Reserve Fund. 10 blocks from Southgate/LRT (Century Park). Ideal rental property; rent 2 bedrooms out to cover your costs & live in the 3rd for free. In June 2017 RENO's THROUGHOUT ALL COMMON AREAS of the building included: new carpeting, baseboards, paint, light fixtures, fire doors, lobby. Newer power line to complex. Building is wired for Fibre optic internet. Whole home has been renovated, new fixtures throughout. Large West-facing deck. Master has 2 separate closets and ensuite washroom. Large storage room in suite. Cats allowed, but no dogs. Taxes 2025 \$1,353.56.

Built in 1978

Essential Information

MLS® #	E4463468
Price	\$189,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



402, 3835 107 St NW



UPGRADES

- KITCHEN-FALL OF 2022, NEW FAUCET, NEW APPLIANCES
- ENSUITE-SPRING OF 2023, NEW TOILET AND FAUCET
- MAIN BATH-NEW FAUCET PAINTED THROUGHOUT
- WHOLE HOME: NEW LIGHT FIXTURES THROUGHOUT, NEW SWITCH PLATES AND OUTLET PLATES THROUGHOUT
- NEW BALCONY AND ROOF ON BUILDING
- FULL SIZED FRONT LOAD WASHER & DRYER INCLUDED
- PORTABLE AIR CONDITIONER UNIT NEGOTIABLE
- THREE BEDROOM
- 1.5 BATHROOMS
- APARTMENT STYLE CONDO WITH ALL UTILITIES

INCLUDED

- BUILDING IS WIRED FOR FIBRE OPTIC INTERNET
- TWO OUTDOOR ENERGIZED PARKING STALLS
- THIS OWNER OCCUPIED UNIT IS WELL CARED FOR, BUT COULD BECOME A REVENUE PROPERTY: RENTS FOR \$2100 PER MONTH
- 5 MINUTE WALK TO THREE ELEMENTARY SCHOOLS AND 1 JR. HIGH SCHOOL
- 1.5 KM TO HARRY AINLAY HIGH SCHOOL

Square Footage	1,011
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 3835 107 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 2N7

Amenities

Amenities	Closet Organizers, Parking-Visitor, Pool-Outdoor
Parking Spaces	2
Parking	2 Outdoor Stalls
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 24th, 2025
Days on Market 19
Zoning Zone 16
Condo Fee \$803



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Listing information last updated on November 12th, 2025 at 12:17pm MST