

## **\$119,900 - 208 10838 108 Street, Edmonton**

MLS® #E4435465

**\$119,900**

1 Bedroom, 1.00 Bathroom, 749 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

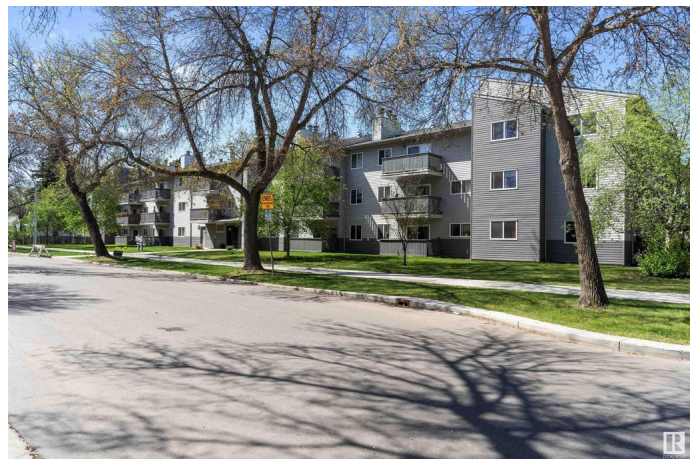
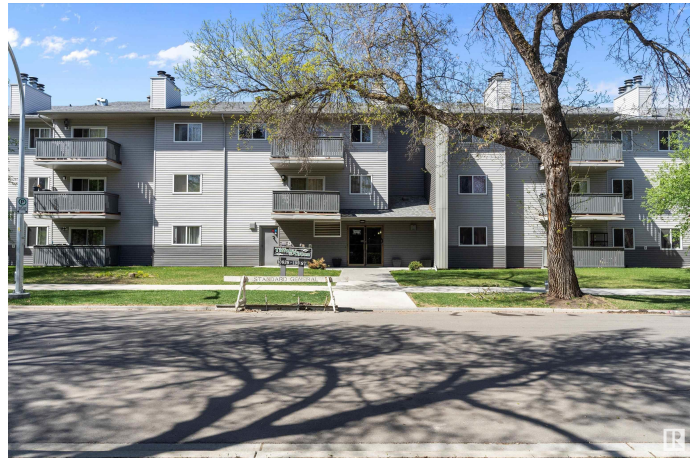
INVESTOR ALERT! Turn-Key 1 BEDROOM + DEN Condo. Great LOCATION in a quiet, WELL-MAINTAINED building across from green space and a school yard, this SPACIOUS condo is a smart choice for investors seeking solid rental potential. Just minutes from the Royal Alex Hospital, NAIT, LRT, Kingsway Mall, Rogers Place, and downtown—this location checks all the boxes. Inside, you™ll find a bright 1 bedroom + den layout with a wood-burning FIREPLACE, private balcony, and IN-SUITE LAUNDRY. The galley kitchen features newer STAINLESS STEEL APPLIANCES including a DISHWASHER, and the open dining/living area offers functional flow and comfort. The den adds valuable flexibility as a work-from-home space or guest nook. The primary bedroom includes French doors and a massive WALK IN CLOSET, perfect for maximizing storage. The unit also comes with an energized parking stall, ELEVATOR ACCESS - a rare find. Low-maintenance, tenant-ready, and in a prime rental location—add this to your portfolio with confidence.

Built in 1980

### **Essential Information**

MLS® #

E4435465



|                |                        |
|----------------|------------------------|
| Price          | \$119,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 749                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 208 10838 108 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3A6              |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                                   |
| Parking        | Stall                                                                               |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                                                 |
| Fireplace    | Yes                                                                               |
| Fireplaces   | Tile Surround                                                                     |
| # of Stories | 4                                                                                 |
| Stories      | 1                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 111           |
| Zoning         | Zone 08       |
| Condo Fee      | \$432         |

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Listing information last updated on August 28th, 2025 at 9:17am MDT