

## \$259,900 - 105 10909 106 Street, Edmonton

MLS® #E4442480

**\$259,900**

2 Bedroom, 2.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

This well maintained and updated home features a large primary bedroom with a huge walk-in closet. The 2nd main floor bedroom could double as a home office & is easily accessed from the front entrance. The living room is accessed through a pair of French doors and leads into the dining room & a nice sized kitchen. Features of this level are the hardwood floors, bright windows and almost new stainless appliances (2022). The basement is finished with a large recreation area, another 2 rooms (1 of which would be a great study room), 3pce bathroom & a roomy laundry. The furnace & hot water tank were replaced in 2022, washer + dryer in 2025. Outside there's a nice sized & covered deck, the garage is attached (no direct access into the home), shingles were replaced in 2022. McDougal Landing is a lovely community that's located in a quiet area with an easy commute to McEwan, Royal Alex, downtown, parks LRT etc.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442480  |
| Price     | \$259,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 822               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 10909 106 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4M7              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Deck, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                                       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Low Maintenance Landscape, No Back Lane, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 08         |
| Condo Fee      | \$386           |

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Listing information last updated on June 17th, 2025 at 10:32pm MDT