

## \$259,900 - 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	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	2
Zoning	Zone 08
Condo Fee	\$386

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