

## \$249,900 - 402 10606 102 Avenue, Edmonton

MLS® #E4429654

**\$249,900**

2 Bedroom, 2.00 Bathroom, 951 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**AIR BNB FRIENDLY! BEAUTIFULLY UPGRADED! STEPS TO ICE DISTRICT!**

Looking for a TURNKEY investment property?

Want to live in the action only blocks to

Macewan, LRT, & the downtown core?

Underground heated parking w/ storage

locker? This 950 sq ft 2 bed, 2 bath executive

style CORNER unit shows a 10! Feat: newer

vinyl plank flooring, granite countertops, sill

granite sink, stove, microwave, dishwasher,

washer & dryer, curtains, & more! 9' ceilings

allow for ample light & tranquil vibes in the heart of the city, w/ a terrific flow to the space.

U shaped kitchen w/ room to cook up a storm!

2 good sized bedrooms, including the primary bed w/ 4 pce ensuite & walk in closet.

Additional 3 pce bath, in suite laundry room, &

space for a dining table. Covered deck perfect

for summer gatherings, w/ an additional

common interior patio area for added private

socializing. Condo fees of \$634.84 include

heat, water / sewer, exterior maintenance, &

more. A rare unit; a must see!

Built in 2004

### Essential Information

MLS® # E4429654

Price \$249,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 951                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402 10606 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E9              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Heated, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 8th, 2025  
Days on Market                24  
Zoning                              Zone 12  
Condo Fee                        \$635

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