

## \$197,500 - 405 10606 102 Avenue, Edmonton

MLS® #E4439842

**\$197,500**

2 Bedroom, 1.00 Bathroom, 898 sqft

Condo / Townhouse on 0.00 Acres

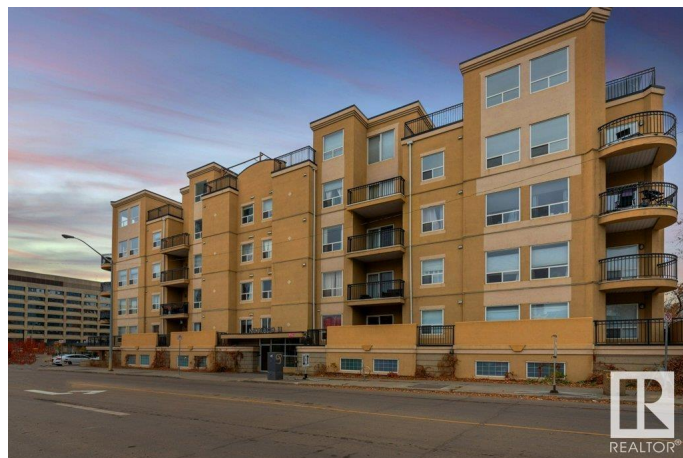
Downtown (Edmonton), Edmonton, AB

Discover this stunning two-bedroom unit in the vibrant heart of downtown Edmonton. Boasting elegant laminate flooring, the spacious great room features a corner fireplace and sliding doors that lead to a generously sized balcony, perfect for relaxation. The functional kitchen, equipped with ample cupboard space and an inviting eating bar, enhances your culinary experience. The expansive primary bedroom, alongside a versatile second bedroom ideal for a home office, offers flexibility to suit your lifestyle. This bright unit also includes convenient in-suite laundry and an underground titled parking stall. With proximity to the Ice and Brewery Districts, Grant McEwan University, and easy access to LRT, shopping, and dining, this residence epitomizes urban living at its finest.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439842  |
| Price          | \$197,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 898       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 405 10606 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| # of Stories | 5  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 84             |
| Zoning         | Zone 12        |
| Condo Fee      | \$515          |

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Listing information last updated on August 25th, 2025 at 7:17am MDT