

Courtesy Of Kevin B Doyle and Parker A Parker Of RE/MAX Elite

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

MLS® #E4417764

\$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® #	E4417764
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 January 12th, 2025

Days on Market 83

Zoning Zone 12

Condo Fee \$635

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 3:32pm MDT