

## **\$259,800 - 19 10909 106 Street, Edmonton**

MLS® #E4460608

**\$259,800**

2 Bedroom, 2.50 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Central McDougall, Edmonton, AB

Charming Bungalow Townhouse in Central McDougall located conveniently near Kingsway Mall, the Ice District, The Royal Alex/Glenrose Hospital, NAIT/Grant MacEwan/Vic Com, Parks/Playground/Splashpark, Schools, LRT and Local Eateries. Wonderful and spacious main floor plan with open concept environment, oak kitchen with ample roll out cabinetry storage and island breakfast bar, dining room and living area with mantled gas fireplace and vinyl plank flooring. 2 bedrooms with 3 piece main bath and 2 piece ensuite in the primary bedroom with walk in closet. The basement offers a huge family room or recreation room with a 4 piece bathroom and laundry area with wash sink. Spacious veranda and single insulated attached garage with built in work table. Complete with all appliances and window coverings. Furnace (2019) Tankless Water Heater (2019), Roof (2018). Delightful and Carefree living with all the perks.

Built in 2003

### **Essential Information**

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Price \$259,800

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 892               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 19 10909 106 Street |
| Area        | Edmonton            |
| Subdivision | Central Mcdougall   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4M7             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Deck, Hot Water Instant, Hot Water Tankless |
| Parking Spaces | 2                                           |
| Parking        | Single Garage Attached                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                                                         |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 08           |
| Condo Fee      | \$400             |

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Listing information last updated on November 2nd, 2025 at 3:17pm MST