

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 84

Zoning Zone 12

Condo Fee \$635

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Listing information last updated on April 6th, 2025 at 10:32am MDT