

## \$289,900 - 3 9648 106 Avenue, Edmonton

MLS® #E4421453

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Condo / Townhouse on 0.00 Acres

Mccauley, Edmonton, AB

An affordable townhouse in a multi-family 4-plex located near DOWNTOWN EDMONTON. Nestled at the edge of the highly anticipated Downtown Arts District, Royal Alberta Museum, and Canada Post office, this residence provides seamless access to City Hall, Citadel Theatre, Jasper Avenue, and Rogers Arena. 1017 sq.ft. of living space, 3 bedrooms, 2 full baths, and abundant comfort. The layout includes a spacious living room and a well-crafted kitchen with custom cabinetry, stainless appliances, and a family-size dining area. A full 4-piece bath graces the main floor, while the upper level hosts three bedrooms and a second full bath. The finished basement adds significant value with a generously sized recreational room. Enhancing convenience, the property comes with a single-car garage. Embrace affordable living making this townhouse an ideal choice for those seeking comfort, accessibility, and a vibrant urban lifestyle.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4421453  |
| Price     | \$289,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,018             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3 9648 106 Avenue |
| Area        | Edmonton          |
| Subdivision | Mccauley          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 0N4           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Single Garage Attached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 70                  |
| Zoning         | Zone 13             |
| Condo Fee      | \$220               |

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Listing information last updated on April 23rd, 2025 at 11:17pm MDT