

## \$117,500 - 404 11026 106 Street, Edmonton

MLS® #E4436079

**\$117,500**

1 Bedroom, 1.00 Bathroom, 669 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Step into this well built top-floor one-bedroom condo, offering 669 sq. ft. of bright and comfortable living space. This home is move-in ready, packed with value and perfect for first-time buyers, students, or savvy investors. Enjoy the privacy and quiet of no upstairs neighbors, plus a west-facing balcony that invites warm afternoon sun, ideal for relaxing after work or enjoying an evening coffee. Convenience is key: enjoy in-suite laundry, and peace of mind with a secured building. This building is a rare find and built to last with its concrete block construction, elevator access, and well maintained common areas. The elevator has been recently upgraded, along with the building heating system, windows and balcony doors, ensuring comfort and energy efficiency. Located in a walkable area with easy access to The Royal Alex, LRT and Shopping. This condo is the perfect blend of low-maintenance living and modern comfort. Don't miss your chance to view this rare top-floor gem!

Built in 1979

### Essential Information

MLS® #	E4436079
Price	\$117,500
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	669
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	404 11026 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2Y4

### **Amenities**

Amenities	Parking-Plug-Ins, Security Door
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Block, Concrete, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Block, Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	84
Zoning	Zone 08
Condo Fee	\$520

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