

# **\$189,702 - 201 10606 102 Avenue, Edmonton**

MLS® #E4457958

**\$189,702**

2 Bedroom, 1.00 Bathroom, 888 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

THIS LOCATION HAS A GOLD MINE BEING BUILT AROUND IT.....WAREHOUSE PARK - THE CITIES LATEST PARK APPROACHING COMPLETION!.. trendy Monaco II building.....LRT ACROSS THE STREET....FEELS WAY BIGGER THAN THE SIZE SHOWS ~!WELCOME HOME!~ Where to start...The lifestyle is obvious even as you enter the complex with a crisp interior common area. Primary bedroom well appointed with large closet & so much natural light, second bedroom is large too. In suite laundry! The living room faces south, catch some rays on the patio, or cozy up to the fireplace in the corner. Kitchen/dining is adjoining, & balances out the perfect blend of functionality, & style. (UNDERGROUND PARKING) The new park is going to BE "four football fields in size", THE location is within easy walking distance to Grant Macewan, 2 min stroll to the corona LRT, central Downtown offices, the vibrant 4th Street Promenade, & as well, a new multi million Career Skills Centre. Local units renting for over \$1700 and will only go up. Location, location!

Built in 2004

## **Essential Information**

MLS® # E4457958

Price \$189,702



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	201 10606 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5E9

### Amenities

Amenities	Parking-Visitor, Secured Parking, Security Door
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 16th, 2025  
Zoning                              Zone 12  
Condo Fee                        \$472

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