

# \$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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