# \$230,000 - 313 12110 106 Avenue, Edmonton

MLS® #E4430292

### \$230,000

2 Bedroom, 2.00 Bathroom, 904 sqft Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

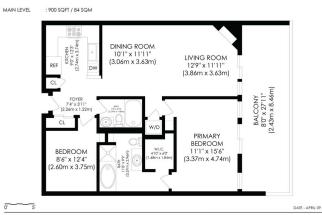
Welcome to this incredible 1+Den (or 2 Bedroom) condo located in the highly desirable Glenora Mansion! This amazing unit overlooks a peaceful greenbelt and comes complete with in-suite laundry, underground parking, access to a fitness room, and a car washâ€"all in vibrant Westmount! Perfectly situated with convenient access to public transit, steps from the bustling Brewery District, trendy 124 Street, and an off-leash dog park. Top Features Include, wide plank laminate flooring in the living areas, open-concept kitchen flowing into a spacious dining area, cozy corner gas fireplace, bright master bedroom with large windows and a massive walk-in closet, gorgeous master bathroom featuring both a tub and shower, oversized balcony with a gas line for BBQs, In-suite laundry for added convenience, extra storage in the parkade plus a self-serve car wash. Ideal for first-time buyers or savvy investors, this location offers exceptional value and excellent future rentability with the upcoming LRT expansion nearby.



## **Essential Information**

MLS® # E4430292 Price \$230,000





APPROXIMATE SQUARE FOOTAGE ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

#313, 12110 106 AVE, EDMONTON, AB



Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 904

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 313 12110 106 Avenue

Area Edmonton

Subdivision Westmount

City Edmonton

County ALBERTA

Province AB

Postal Code T5N 4R9

### **Amenities**

Amenities Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room,

Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security

Door, Storage Cage

Parking Spaces 1

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer

Heating Heat Pump, Electric

Fireplace Yes

Fireplaces Corner

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, View City, View

Downtown

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Westglen

Middle Westminster

High Ross Sheppard

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 8

Zoning Zone 07

Condo Fee \$526

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Listing information last updated on April 18th, 2025 at 8:02pm MDT