

# \$223,500 - 405, 10606 102 Avenue Nw, Edmonton

MLS® #A2176112

## \$223,500

2 Bedroom, 1.00 Bathroom, 898 sqft

Residential on 0.00 Acres

Downtown\_EDMO, Edmonton, Alberta

Discover this stunning two-bedroom unit in the vibrant heart of downtown Edmonton. Boasting elegant laminate flooring, the spacious great room features a corner fireplace and sliding doors that lead to a generously sized balcony, perfect for relaxation. The functional kitchen, equipped with ample cupboard space and an inviting eating bar, enhances your culinary experience. The expansive primary bedroom, alongside a versatile second bedroom ideal for a home office, offers flexibility to suit your lifestyle. This bright unit also includes convenient in-suite laundry and an underground titled parking stall. With proximity to the Ice and Brewery Districts, Grant McEwan University, and easy access to LRT, shopping, and dining, this residence epitomizes urban living at its finest.

Built in 2004

### Essential Information

MLS® #	A2176112
Price	\$223,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	898
Acres	0.00
Year Built	2004
Type	Residential



Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	405, 10606 102 Avenue Nw
Subdivision	Downtown_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5J 5E9

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Stove
Heating	Natural Gas, Fan Coil
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
# of Stories	5
Basement	None

### Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	October 29th, 2024
Days on Market	206
Zoning	UW

**Listing Details**

Listing Office                  Royal LePage Noralta

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.