

# \$165,000 - 316 10118 106 Ave, Edmonton

MLS® #E4442720

**\$165,000**

1 Bedroom, 1.00 Bathroom, 587 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Discover this 587 sq ft, 1-bed, 1-bath condo in the heart of Edmonton's vibrant Ice District, a proven successful Airbnb or your perfect urban home! Steps from Rogers Place, Brew and Bloom, Lingnam, and MacEwan University, this prime location offers a stunning downtown view and unbeatable access to the action. Features include a brand-new furnace and air conditioner for year-round comfort, heated underground parking and is within walking distance to the LRT, Jasper Avenue, and River Valley trails in a vibrant neighborhood with top dining, entertainment, and local events. Whether you're hosting guests for a game night at Rogers Place or seeking a chic downtown retreat, this turnkey property is ready to shine.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442720  |
| Price          | \$165,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 587       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 316 10118 106 Ave |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 2T6           |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 5  |
| Stories      | 5  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 08         |

Condo Fee                    \$392

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Listing information last updated on June 28th, 2025 at 4:32am MDT