

# **\$192,900 - 210 10118 106 Avenue, Edmonton**

MLS® #E4414682

**\$192,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Welcome to Time Square! This 2 bedroom & 2 bathroom condo with in suite laundry is an investor or first time home buyers dream! With the appeal of owning, renting or getting an amazing residual income from this condo as an airbnb, this is a no brainer! In the heart of downtown Edmonton, this condo is steps away from Rogers Place and the new downtown development WAREHOUSE PARK, projected to be an "Urban Oasis" opening late 2025. The opportunities are endless for an income stream starting in the low \$3,500 to \$4,500.00 + a month when there are any events at Rogers Place. This condo comes with one underground titled parking stall, and a secured entry keeping the condo safe from any unwanted visitors. By utilizing a pull out bed in the living room, this condo can be listed as a 6 person daily rental. Quit renting and start gaining equity in your own home!

Built in 2007

## **Essential Information**

MLS® #	E4414682
Price	\$192,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	210 10118 106 Avenue
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0B8

### **Amenities**

Amenities	On Street Parking, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 26th, 2024
Days on Market	144
Zoning	Zone 08
Condo Fee	\$501

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