

**\$197,800 - 102 16725 106 Street, Edmonton**

MLS® #E4429889

**\$197,800**

2 Bedroom, 1.50 Bathroom, 1,142 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Amazing investment opportunity in Castle Crescent. This 2 bedroom townhouse has been updated with new flooring and offers a spacious open and bright living space. Large 4 piece bath upstairs is a perfect space to share with jacuzzi tub and stand up shower. Basement is partially developed with large rec space, spacious laundry room, and ample storage. NEW HWT 2021 & FURNACE 2024! Windows and roof have been updated through condo. South facing yard is private and filled with sun, and features a newer deck! TWO parking stalls! Quiet complex is located within walking distance to amenities and major bus routes!

Built in 1981

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429889          |
| Price          | \$197,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,142             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 102 16725 106 Street |
| Area        | Edmonton             |
| Subdivision | Baturyn              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 5G5              |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 2                                        |
| Parking        | 2 Outdoor Stalls                         |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                            |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stucco                                                                            |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 27         |
| Condo Fee      | \$433           |

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Listing information last updated on April 19th, 2025 at 5:17am MDT