

## \$265,800 - 206 10606 102 Avenue, Edmonton

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MLS® #E4442842

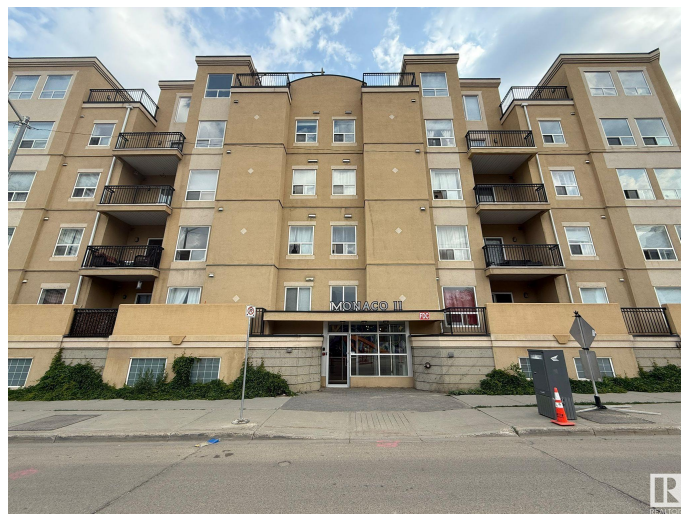
**\$265,800**

2 Bedroom, 1.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Ideal Downtown Location – Perfect for First-Time Buyers! Walk or bike to your downtown office or MacEwan University from this well-located 2-bedroom, 1-bathroom corner unit. Just minutes from Rogers Place, restaurants, shopping, LRT, and more. This 860 sq ft second-floor condo features a spacious kitchen, open-concept living room, fully updated flooring, and a large laundry room with front-load washer and dryer. Includes underground parking. Fantastic value for first-time buyers!



Built in 2004

### Essential Information

MLS® #	E4442842
Price	\$265,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	861
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 10606 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5E9

### **Amenities**

Amenities	Patio
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Fan Coil, Combination
# of Stories	5
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	24
Zoning	Zone 12
Condo Fee	\$503

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Listing information last updated on July 11th, 2025 at 4:48pm MDT