

## \$399,000 - 10810 106 Street, Edmonton

MLS® #E4423495

**\$399,000**

3 Bedroom, 2.00 Bathroom, 783 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Ideal Location for a new family. Easy access to all levels of education including Victoria Composite School of the Arts, NAIT, Grant MacEwan & University of Alberta. Only minutes to Royal Alexandra Hospital, Kingsway Garden Mall, downtown, shopping and walking distance to the Royal Alex LRT station. Perfect bungalow for the first time homeowner or potential revenue property with 2 bedrooms up, large living room area and extensively renovated 5-piece main floor bathroom. Lower level has 1 more bedroom with a 2nd kitchen and 3 piece bathroom. Large 50' x 150' fully landscaped yard with chain link fencing. Home has upgraded plumbing, 100amp service, vinyl windows, updated siding/facia/soffits. This perfect home is a must see!

Built in 1949

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423495  |
| Price          | \$399,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 783       |
| Acres          | 0.00      |
| Year Built     | 1949      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10810 106 Street  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 2Y2           |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached                           |

### **Interior**

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                |
| Stories      | 2                                                                                                        |
| Has Basement | Yes                                                                                                      |
| Basement     | Full, Finished                                                                                           |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Victoria/JA McDoug/St Cath |
| Middle     | Victoria/St Catherine      |
| High       | Victoria/St. Joseph        |

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 61

Zoning Zone 08

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Listing information last updated on May 1st, 2025 at 6:02am MDT