

Courtesy Of Dustin Batuik Of Sterling Real Estate

## **\$139,400 - 304 10740 105 Street, Edmonton**

MLS® #E4458943

**\$139,400**

2 Bedroom, 0.50 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

MODERN & HOT - This is the BEST Value 2 Bedroom Condo under \$150,000 you will find in Edmonton! This is a 3RD Floor \*SPACIOUS & FULLY RENOVATED UNIT\* with a Quiet & Private Patio Exposure. Let's talk! Upgrades include: Newer high quality Vinyl Flooring, BRAND NEW PAINT THROUGHOUT, New Doors, New Kitchen, Newer Kitchen Appliances, Intricate & Higher End re-done Washroom, Newer Sliding Doors & All Newer Lighting! This Modern Unit features a LARGE LIVING ROOM, HUGE Bedrooms, Large Storage Room & is READY TO MOVE INTO! Suitable for the Empty Nestor & Priced well enough for an investor seeking a Cash Flowing Rental Property! The complex is located at the end of a Quiet street with walkable distance to the Royal Alexandra Hospital, Shops & Direct LRT Access! Well Managed complex with a condo fee including all utilities except for power @ \$554 / Month! "One LOOK will be ALL it Takes!"



Built in 1973

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4458943  |
| Price     | \$139,400 |
| Bedrooms  | 2         |
| Bathrooms | 0.50      |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 10740 105 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 2X2              |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                        |
| Parking        | Stall                                                                                    |

### Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                             |
| # of Stories | 4                                                                  |
| Stories      | 1                                                                  |
| Has Basement | Yes                                                                |
| Basement     | None, No Basement                                                  |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                              |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                              |
| Construction      | Wood, Stucco                                                                              |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 08              |
| Condo Fee      | \$554                |

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Listing information last updated on October 30th, 2025 at 8:17pm MDT