

## \$179,800 - 303 10905 109 Street, Edmonton

MLS® #E4432968

**\$179,800**

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Spacious modern 2 bedroom, 2 bathroom condo in McDougall Lofts located close to transportation, shopping, NAIT and the Ice District. This unit is carpet free with laminate and tile throughout, lots of natural light with many windows with southeast exposure. High 10 foot ceilings provide a wow factor! The living room is spacious with floor to ceiling windows and a gas fireplace. The kitchen has sleek cabinets, granite countertops, raised breakfast bar and stainless steel appliances. The primary bedroom has a private 4 piece ensuite and the bedroom is next to the main 3 piece bathroom. INSUITE LAUNDRY and a large storage room. In wall air conditioner and a covered parking stall. A convenient location close to NAIT, Kingsway, LRT, and the downtown core! Clean, updated, and move in ready!

Built in 2005

### Essential Information

MLS® #	E4432968
Price	\$179,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00



Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 10905 109 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3C2

### **Amenities**

Amenities	Air Conditioner, Deck, Storage-In-Suite, Vaulted Ceiling, See Remarks
Parking Spaces	1
Parking	Single Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	Zone 08
Condo Fee	\$723

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