

Courtesy Of Mary L Mok Of RE/MAX River City

## \$265,000 - 312 12110 106 Avenue, Edmonton

MLS® #E4428349

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Bright & Beautiful spacious upgraded 2 bedrooms/2 baths + DEN is just perfect for you. Unique floor plan with open kitchen and large dining area, comfortable living room with fireplace that separating the second bedroom and the primary bedroom. You will be impressed with the primary bedroom also has access to the balcony, a huge walk-in closet with organizer, remodeled ensuite with built-in vanity and shower. Recent upgrades with quartz countertop and vinyl plank flooring throughout the unit. Other features such as Central Air-Conditioning, in-suite laundry, plenty of storage space, gas hook-up on balcony, gym room across the hall, a tilted underground parking with car wash, a storage cage in front of the parking, also a pet friendly building. Located conveniently by the Brewery District, next to Unity Square Centre, close to Downtown and U OF A. This is a must see on your list!

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428349  |
| Price      | \$265,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,060                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 312 12110 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4R9              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

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

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 2

Zoning Zone 07

Condo Fee \$642

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Listing information last updated on April 3rd, 2025 at 7:32pm MDT