

## \$119,000 - 404 11026 106 Street, Edmonton

MLS® #E4436079

**\$119,000**

1 Bedroom, 1.00 Bathroom, 669 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Step into this well built top-floor one-bedroom condo, offering 669 sq. ft. of bright and comfortable living space. This home is move-in ready, packed with value and perfect for first-time buyers, students, or savvy investors. Enjoy the privacy and quiet of no upstairs neighbors, plus a west-facing balcony that invites warm afternoon sun, ideal for relaxing after work or enjoying an evening coffee. Convenience is key: enjoy in-suite laundry, and peace of mind with a secured building. This building is a rare find and built to last with its concrete block construction, elevator access, and well maintained common areas. The elevator has been recently upgraded, along with the building heating system, windows and balcony doors, ensuring comfort and energy efficiency. Located in a walkable area with easy access to The Royal Alex, LRT and Shopping. This condo is the perfect blend of low-maintenance living and modern comfort. Don't miss your chance to view this rare top-floor gem!

Built in 1979

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4436079  |
| Price    | \$119,000 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 669                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 404 11026 106 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 2Y4              |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Parking-Plug-Ins, Security Door |
| Parking   | Stall                           |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                     |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Block, Concrete, Vinyl                                                         |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                   |
| Construction      | Block, Concrete, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 57             |
| Zoning         | Zone 08        |
| Condo Fee      | \$520          |

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Listing information last updated on July 9th, 2025 at 2:32am MDT