

# \$165,000 - 316 10118 106 Ave, Edmonton

MLS® #E4442720

**\$165,000**

1 Bedroom, 1.00 Bathroom, 587 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Discover this 587 sq ft, 1-bed, 1-bath condo in the heart of Edmonton's vibrant Ice District, a proven successful Airbnb or your perfect urban home! Steps from Rogers Place, Brew and Bloom, Lingnam, and MacEwan University, this prime location offers a stunning downtown view and unbeatable access to the action. Features include a brand-new furnace and air conditioner for year-round comfort, heated underground parking and is within walking distance to the LRT, Jasper Avenue, and River Valley trails in a vibrant neighborhood with top dining, entertainment, and local events. Whether you're hosting guests for a game night at Rogers Place or seeking a chic downtown retreat, this turnkey property is ready to shine.

Built in 2007

## Essential Information

MLS® #	E4442720
Price	\$165,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Acres	0.00
Year Built	2007



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

### Community Information

Address	316 10118 106 Ave
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2T6

### Amenities

Amenities	On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking	Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	19
Zoning	Zone 08

Condo Fee                    \$392

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