# \$249,000 - 3 11811 106 Street, Edmonton

MLS® #E4439900

### \$249,000

2 Bedroom, 1.50 Bathroom, 934 sqft Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Now \$249,000 â€" Price Reduced from \$299,900! Turnkey 2-bedroom condo just steps from NAIT â€" and now \$50,000 more affordable! This unit offers a private entrance, central air conditioning, and a bright, open-concept layout perfect for student life or downtown living. On the main floor, you'll find a modern kitchen with stainless steel appliances, rich espresso cabinetry and ample counter space. The adjoining living/dining area opens to your private balcony, ideal for relaxing after class or work. A convenient 2-piece bathroom and utility/storage room complete the main level. Upstairs, you'll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, a shared 4 pc bath, and in-suite laundry for added convenience. Whether you're a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a hassle-free rental, this home delivers unmatched convenience. Walk to classrooms, the LRT, cafés and shops in minutes.





Built in 2009

## **Essential Information**

MLS® # E4439900 Price \$249,000 Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 934

Acres 0.00

Year Built 2009

Type Condo / Townhouse

Sub-Type Stacked Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 3 11811 106 Street

Area Edmonton

Subdivision Westwood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2R2

#### **Amenities**

Amenities Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal

Home, No Smoking Home, Parking-Visitor

Parking Spaces 1

Parking Stall

#### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 149

Zoning Zone 08

Condo Fee \$450



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Listing information last updated on October 29th, 2025 at 8:17am MDT