

## \$230,000 - 313 12110 106 Avenue, Edmonton

MLS® #E4430292

**\$230,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

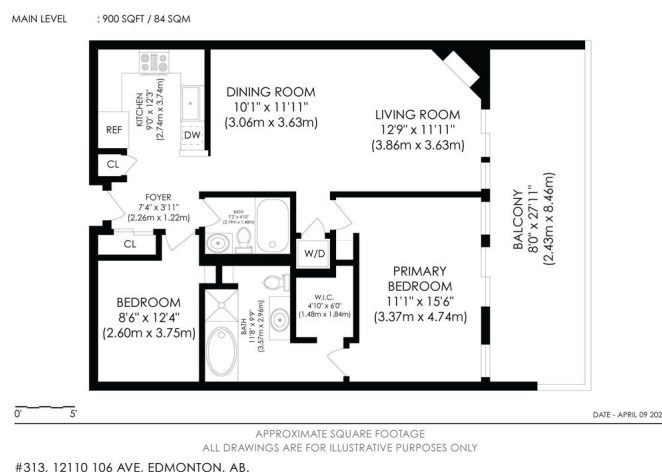
Welcome to this incredible 1+Den (or 2 Bedroom) condo located in the highly desirable Glenora Mansion! This amazing unit overlooks a peaceful greenbelt and comes complete with in-suite laundry, underground parking, access to a fitness room, and a car wash—all in vibrant Westmount! Perfectly situated with convenient access to public transit, steps from the bustling Brewery District, trendy 124 Street, and an off-leash dog park. Top Features Include, wide plank laminate flooring in the living areas, open-concept kitchen flowing into a spacious dining area, cozy corner gas fireplace, bright master bedroom with large windows and a massive walk-in closet, gorgeous master bathroom featuring both a tub and shower, oversized balcony with a gas line for BBQs, In-suite laundry for added convenience, extra storage in the parkade plus a self-serve car wash. Ideal for first-time buyers or savvy investors, this location offers exceptional value and excellent future rentability with the upcoming LRT expansion nearby.

Built in 2004

### Essential Information

MLS® # E4430292

Price \$230,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 313 12110 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4R9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Westglen      |
| Middle     | Westminster   |
| High       | Ross Sheppard |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 07          |
| Condo Fee      | \$526            |

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Listing information last updated on May 3rd, 2025 at 12:47pm MDT