

# \$149,998 - 301 3835 107 Street, Edmonton

MLS® #E4446632

**\$149,998**

2 Bedroom, 1.00 Bathroom, 794 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Bright & Spacious 2-bedrooms with in-suite laundry, a huge living room leading to a private balcony, and a kitchen with crown moulding. Both bedrooms are generously sized with a well-located bathroom. Includes a laundry room, storage, and access to a nice outdoor pool for summer fun. Condo fee covers heat, water, and power. Within a 5-10 min walk to 4 schools, 5 daycares, Edmonton Public Library, 2 plazas with restaurants, pizza, bar & grill, car wash, and convenience stores. Nearby are 2 walk-in clinics and a church across the building. Just 2 min drive to Calgary Trail with Walmart, Superstore, Starbucks, Tim Hortons, McDonald's, A&W, Burger King, Toys "R" Us, Dollarama, gyms, PetSmart, Mr. Lube & more. Southgate Mall is 5 min drive. Bus stop in front of the building, LRT station 15 min walk. Two playgrounds are only 2 min walk away.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446632  |
| Price          | \$149,998 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 794       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301 3835 107 Street |
| Area        | Edmonton            |
| Subdivision | Duggan              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2N7             |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | No Animal Home |
| Parking   | Stall          |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 9th, 2025 |
|-------------|----------------|

Days on Market 3  
Zoning Zone 16  
Condo Fee \$631

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