

# \$256,000 - 137 10909 106 Street, Edmonton

MLS® #E4465497

**\$256,000**

3 Bedroom, 2.50 Bathroom, 1,406 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Prime Centrally Located Townhouse! Located minutes from downtown, this two-storey townhouse in McDougall Landing offers approximately 1,400+ sqft of living space across two levels, plus a basement. The property features a front porch and south exposure. The main floor includes a spacious living room and an open concept kitchen with an island and lots of storage, a dining area, and a 2-piece powder room. Enjoy quartz counters and solid wood cabinetry. The upper level consists of a primary bedroom with a walk-in closet, two additional bedrooms, and a 4-piece bathroom. Situated in a well-maintained complex with mature tree-lined streets, the home is within walking distance of the LRT, MacEwan University, NAIT, Rogers Arena, Kingsway Mall, and the Royal Alexandra Hospital.

Built in 2002

## Essential Information

MLS® #	E4465497
Price	\$256,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,406



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	137 10909 106 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4M7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 12th, 2025
Zoning	Zone 08
RE / Bank Owned	Yes

Condo Fee            \$376

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Listing information last updated on November 12th, 2025 at 8:02pm MST