

## \$124,900 - 11935 106 St, Edmonton

MLS® #E4440499

**\$124,900**

1 Bedroom, 1.00 Bathroom, 515 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

### QUICK POSSESSION AVAILABLE!

Investment opportunity or perfect for students searching in the mature neighbourhood of Westwood!! well maintained and ready to go.

Great unit with an open layout, nice sized bedroom and lots of cabinet space. Perfect low rise complex for University / college students or investors looking for an easy to rent condo! This single level 1 bedroom apartment includes a assigned outdoor stall and within walking distance to NAIT, Kingsway Mall and steps to the LRT line. Clean and well taken care of, with in suite laundry and a nice size balcony. Location is ideal with quick access to downtown and Yellowhead trail.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440499          |
| Price          | \$124,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 515               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11935 106 St        |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2R4             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 08        |
| Condo Fee      | \$280          |

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