

## \$200,000 - 111 16725 106 Street, Edmonton

MLS® #E4455885

**\$200,000**

2 Bedroom, 1.00 Bathroom, 801 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Downsizing? Looking to purchase your first property? Love a low maintenance lifestyle? This could be the one for you! This functional and affordable bungalow in Castle Crescent has been lovingly cared for and offers a fantastic opportunity for the next owners. Upon entering you'll be impressed by the flow of this cozy home with ample cupboard space in the kitchen alongside the dining area leading out to your own private deck and backyard space. The basement is partially finished and awaiting your personal touch, with opportunity to add two additional rooms, laundry, and an area to add a living room/rec room too. Complete with TWO parking stalls, this quiet and well managed complex is walking distance to amenities and major bus routes too. Options like this are tough to find!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455885  |
| Price          | \$200,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 801       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 16725 106 Street |
| Area        | Edmonton             |
| Subdivision | Baturyn              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 5G5              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | On Street Parking, Deck, See Remarks |
| Parking Spaces | 2                                    |
| Parking        | 2 Outdoor Stalls                     |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| # of Stories | 2                                                                                                            |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Partially Finished                                                                                     |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 19                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$379   |

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Listing information last updated on September 22nd, 2025 at 10:47am MDT