

## \$89,990 - 202 10620 104 Street, Edmonton

MLS® #E4459727

**\$89,990**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Welcome to College Suite! Located on the second floor, this ONE BEDROOM + ONE FULL BATH suite is a generous 656 SqFt. Walk through the front door of this gorgeous home and you are welcomed by an open concept kitchen & living space. Enjoy a modern kitchen offering large countertops and substantial cupboard storage. PLENTY of extra storage in suite. Walkout west-facing deck is perfectly quiet. The building itself is situated in a prime downtown Edmonton location, a stone's throw to ample shopping and ALL amenities. Unit includes one assigned stall plus there is also plenty of visitor parking. This unit has been meticulously well maintained and is great value, just turn the key and move in. This property is priced perfectly - don't miss out!

Built in 1979

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4459727 |
| Price          | \$89,990 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 657      |
| Acres          | 0.00     |
| Year Built     | 1979     |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 10620 104 Street |
| Area        | Edmonton             |
| Subdivision | Central Mcdougall    |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 2W2              |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Extra, Security Door, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking   | Stall                                                                                                             |

### Interior

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

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                              |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                                              |
| Construction      | Wood, Stucco                                                                                              |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 08              |

Condo Fee                    \$421

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