

\$60,000 - 3 10640 108 Street, Edmonton

MLS® #E4437331

\$60,000

1 Bedroom, 1.00 Bathroom, 428 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Central McDougall 1 bedroom, 1 bathroom, condo that is priced to sell. Just a short walk to Grant MacEwan University and walking distance to the Ice District area. This is a great property for the first time buyer or the investor. This first floor unit is currently in a rental pool generating an income of \$1,000 a month rent an excellent tenant on a month to month lease. This condo has large windows that allows lots of natural light, nice open white kitchen cabinetry plus 2 appliances. This unit can continue in the rental pool or be transferred to a self managed property and possession is immediate or become a vacant property for you to move in. The tenant would like to stay. If not this will be a 90 day possession. Close to restaurants, shopping, a few blocks off Jasper, transit, and comes with one assigned parking stall. It has low condo fees with excellent management and strong condo docs.

Built in 1965

Essential Information

MLS® #	E4437331
Price	\$60,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	428
Acres	0.00
Year Built	1965
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	3 10640 108 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3A1

Amenities

Amenities	See Remarks
Parking	Stall

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 19th, 2025
Days on Market	1

Zoning	Zone 08
Condo Fee	\$422

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 20th, 2025 at 9:02pm MDT