

\$249,000 - 209 10625 Kingsway Avenue, Edmonton

MLS® #E4437352

\$249,000

2 Bedroom, 2.50 Bathroom, 1,361 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Youâ€™ll love this amazing 2-storey condo in The Provence! Enjoy a fantastic central location with downtown views, just steps from the LRT, Kingsway Garden Mall, NAIT, and Royal Alexandra Hospital. The open-concept main floor features a beautiful kitchen with stainless steel appliances, granite countertops, under-cabinet lighting, ample storage, and plenty of countertop seatingâ€”perfect for entertaining. Upstairs, youâ€™ll find two spacious ownerâ€™s suites, each with its own ensuite, plus laundry with an extra sink, linen storage, and an open den ideal for a home office or reading nook. With 9 ft ceilings on both levels, the home feels bright and spacious. Additional perks include a gas fireplace, central air conditioning, heated underground parking with extra storage, and a second-floor courtyard patio - perfect for summer BBQs with downtown views. Donâ€™t miss this opportunity for stylish, convenient urban living!

Built in 2007

Essential Information

MLS® #	E4437352
Price	\$249,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	209 10625 Kingsway Avenue
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2Z6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	2
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 20th, 2025
Days on Market	19
Zoning	Zone 08
Condo Fee	\$655

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