

## \$249,000 - 3 11811 106 Street, Edmonton

MLS® #E4439900

### \$249,000

2 Bedroom, 1.50 Bathroom, 934 sqft  
Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Now \$249,000 – Price Reduced from \$299,900! Turnkey 2-bedroom condo just steps from NAIT – and now \$50,000 more affordable! This unit offers a private entrance, central air conditioning, and a bright, open-concept layout perfect for student life or downtown living. On the main floor, you'll find a modern kitchen with stainless steel appliances, rich espresso cabinetry and ample counter space. The adjoining living/dining area opens to your private balcony, ideal for relaxing after class or work. A convenient 2-piece bathroom and utility/storage room complete the main level. Upstairs, you'll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, a shared 4 pc bath, and in-suite laundry for added convenience. Whether you're a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a hassle-free rental, this home delivers unmatched convenience. Walk to classrooms, the LRT, caf  s and shops in minutes.

Built in 2009

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4439900  |
| Price  | \$249,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 934               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3 11811 106 Street  |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2R2             |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1                                                                                                         |
| Parking        | Stall                                                                                                     |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | None, No Basement                                                                                              |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Stucco                        |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |

Construction Wood, Stucco  
Foundation Concrete Perimeter

Additional Information

Date Listed June 2nd, 2025  
Days on Market 144  
Zoning Zone 08  
Condo Fee \$450



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