

## \$54,500 - 101 11831 106 Street, Edmonton

MLS® #E4444893

**\$54,500**

1 Bedroom, 1.00 Bathroom, 755 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

If you're looking for a place to call your own in the heart of the city, this is it! Whether you're a student, first-time buyer, or savvy investor, this 1-bedroom, 1-bath condo offers amazing value in a prime central location—right across from NAIT and just steps to public transit, shopping, and the brand-new LRT station. Offering a great layout and filled with natural light through its large windows, this unit offers generous storage, and the following utilities (heat, water, & Sewer) included in the condo fees. Yes, it could use a little TLC—but with just a few final touches, you can truly make it your own. Situated in a well-kept condo complex with a healthy condo association, you™ enjoy peace of mind knowing the building is cared for both inside and out. The potential is undeniable, and the location is unbeatable!

Built in 1964

### Essential Information

MLS® #	E4444893
Price	\$54,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.00



Year Built	1964
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 11831 106 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2R2

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Appliances	See Remarks
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 08

RE / Bank Owned Yes

Condo Fee \$555

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Listing information last updated on July 1st, 2025 at 9:02pm MDT