

## \$299,900 - 3 11811 106 Street, Edmonton

MLS® #E4439900

**\$299,900**

2 Bedroom, 1.50 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Just STEPS FROM NAIT!!! Discover the perfect blend of style and location in this bright two-story condo. The main floor welcomes you with an open-concept layout drenched in natural light. Prepare meals effortlessly in the sleek kitchen—equipped with stainless steel appliances, rich espresso-tone cabinetry, ample counter space and a double sink—then entertain or unwind in the adjacent living/dining area, which flows seamlessly onto your private balcony. Additional main floor features include a 2 pc bath and utility/storage room. Upstairs, you’ll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, shared 4 pc bath, and in-suite laundry. Whether you’re a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a turnkey downtown asset, this 2 bed, 2 bath home delivers unmatched convenience. Walk to classrooms, the LRT, cafés and shops in minutes—urban living has never been so effortless.

Built in 2009

### Essential Information

MLS® # E4439900

Price \$299,900



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	35
Zoning	Zone 08
Condo Fee	\$450



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