

## \$259,900 - 10520 108 Avenue, Edmonton

MLS® #E4462931

### \$259,900

3 Bedroom, 2.50 Bathroom, 1,058 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Upgraded townhouse in a convenient location! Walk to Grant MacEwan University, NAIT, downtown, the ice district, the Royal Alex Hospital, walk to the LRT and take the train all over the place even the U of A. The unit itself is in great shape with a great layout and shares only 1 wall with a neighbor (end unit). Upgrades include Paint, Carpet, Light fixtures, fully finished basement, appliances, sink, counters, backsplash, Furnace, dura-deck patio, stylish barn doors, and More! Large South facing windows cascade natural light into the living room and master bedroom. Single attached garage with a long pad for ample parking and storage. Two huge bedrooms upstairs with another bedroom (den) in the finished basement. There is also a bathroom on each floor and laundry connections on the main floor for flexibility. Immediate possession is available. Act Now!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462931  |
| Price      | \$259,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,058             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10520 108 Avenue  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 4H8           |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Single Garage Attached                                                                                              |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 3                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                             |
| Exterior Features | Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 08            |
| Condo Fee      | \$400              |

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 November 4th, 2025 at 6:17am MST