

## \$60,000 - 3 10640 108 Street, Edmonton

MLS® #E4437331

**\$60,000**

1 Bedroom, 1.00 Bathroom, 428 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Central McDougall 1 bedroom, 1 bathroom, condo that is priced to sell. Just a short walk to Grant MacEwan University and walking distance to the Ice District area. This is a great property for the first time buyer or the investor. This first floor unit is currently in a rental pool generating an income of \$1,000 a month rent an excellent tenant on a month to month lease. This condo has large windows that allows lots of natural light, nice open white kitchen cabinetry plus 2 appliances. This unit can continue in the rental pool or be transferred to a self managed property and possession is immediate or become a vacant property for you to move in. The tenant would like to stay. If not this will be a 90 day possession. Close to restaurants, shopping, a few blocks off Jasper, transit, and comes with one assigned parking stall. It has low condo fees with excellent management and strong condo docs.

Built in 1965

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4437331 |
| Price      | \$60,000 |
| Bedrooms   | 1        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                        |
|----------------|------------------------|
| Square Footage | 428                    |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 10640 108 Street |
| Area        | Edmonton           |
| Subdivision | Central Mcdougall  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 3A1            |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 4              |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$422   |

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Listing information last updated on May 23rd, 2025 at 1:47pm MDT