

## \$435,000 - 2 10235 111 Street, Edmonton

MLS® #E4430745

**\$435,000**

2 Bedroom, 1.50 Bathroom, 1,354 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**PRIME LOCATION & VERSATILE OPPORTUNITY!** This rare DOWNTOWN townhome blends lifestyle and flexibility. Located on 111 St across from Grant MacEwan, steps from Tim Hortons, Brewery District, Rogers Place & Jasper Ave. Zoned COMMERCIAL DC2, it's fully renovated & wired as an office—ideal as a high-end home, retail space, or live-work setup! Fully fenced with a large front deck leading to double doors, 9 ft ceilings, open concept living/conference room & den. Stylish vinyl plank floors, modern kitchen w/ sleek cabinetry & SS appliances. Upstairs has 2 spacious beds/offices + bonus room, 3pc bath & laundry. **DOUBLE ATTACHED TANDEM GARAGE** + ample street parking. Flexible use + unbeatable location = a must see!

Built in 2001

### Essential Information

MLS® #	E4430745
Price	\$435,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,354
Acres	0.00



Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2 10235 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	47
Zoning	Zone 12

Condo Fee                \$519

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