

## \$154,900 - 304 11935 106st, Edmonton

MLS® #E4445080

**\$154,900**

2 Bedroom, 1.00 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Top floor 775 sqft condo in an unbeatable location! This 2-bedroom, 1-bath unit boasts brand new appliances and is directly across from NAIT and the new LRT system, making it perfect for students or professionals seeking convenience. Enjoy a spacious layout with plenty of natural light, and take advantage of low-maintenance living. The bedrooms are generously sized, and the updated kitchen is perfect for cooking. This prime location offers easy access to downtown, shopping, and more. Don't miss out on this affordable and move-in-ready unit in a fantastic neighborhood!

Built in 2009

### Essential Information

MLS® #	E4445080
Price	\$154,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	775
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
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### Community Information

Address	304 11935 106st
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2R4

### Amenities

Amenities	Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 30th, 2025
Days on Market	30
Zoning	Zone 08
Condo Fee	\$415

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