

## \$230,000 - 313 12110 106 Avenue, Edmonton

MLS® #E4430292

**\$230,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this incredible 1+Den (or 2 Bedroom) condo located in the highly desirable Glenora Mansion! This amazing unit overlooks a peaceful greenbelt and comes complete with in-suite laundry, underground parking, access to a fitness room, and a car wash—all in vibrant Westmount! Perfectly situated with convenient access to public transit, steps from the bustling Brewery District, trendy 124 Street, and an off-leash dog park. Top Features Include, wide plank laminate flooring in the living areas, open-concept kitchen flowing into a spacious dining area, cozy corner gas fireplace, bright master bedroom with large windows and a massive walk-in closet, gorgeous master bathroom featuring both a tub and shower, oversized balcony with a gas line for BBQs, In-suite laundry for added convenience, extra storage in the parkade plus a self-serve car wash. Ideal for first-time buyers or savvy investors, this location offers exceptional value and excellent future rentability with the upcoming LRT expansion nearby.

Built in 2004

### Essential Information

MLS® # E4430292

Price \$230,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	313 12110 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4R9

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Electric
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westglen
Middle	Westminster
High	Ross Sheppard

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	21
Zoning	Zone 07
Condo Fee	\$526

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