

## \$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	49

Zoning	Zone 08
Condo Fee	\$422

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Listing information last updated on July 7th, 2025 at 3:32am MDT