

## \$109,000 - 304 10917 109 Street, Edmonton

MLS® #E4440826

**\$109,000**

1 Bedroom, 1.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Welcome to Ascot Manor's unit 304. This charming condo offers a large living area with a big window that floods the space with natural light and opens onto your own private balcony—perfect for morning coffee or evening relaxation. The fully loaded kitchen is equipped with everything you need, and the 4-piece bathroom provides comfort and functionality. An additional flex room provides the perfect space for a home office, guest space, or extra storage. Conveniently located within walking distance to parks, schools, and public transit, and just a short drive to a major shopping centre and vibrant downtown amenities, this home offers the perfect blend of comfort and convenience. Ideal for first-time buyers, downsizers, or investors!

Built in 1979

### Essential Information

MLS® #	E4440826
Price	\$109,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.00
Year Built	1979



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 10917 109 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3C2

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	4
Zoning	Zone 08

Condo Fee                \$416

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