

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

MLS® #E4440826

**\$109,000**

1 Bedroom, 1.00 Bathroom, 824 sqft

Condo / Townhouse on 0.00 Acres

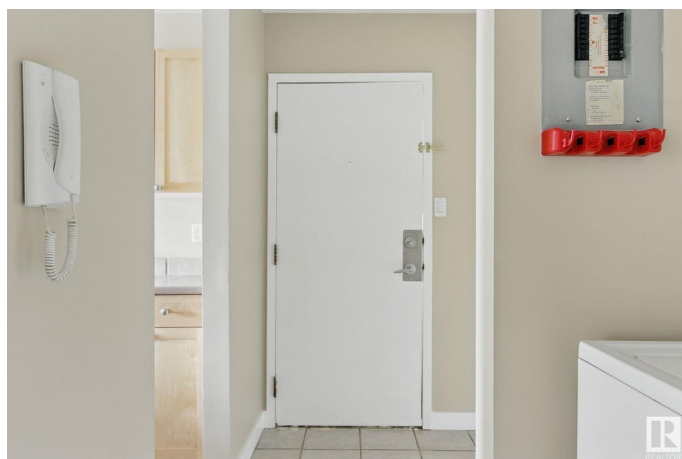
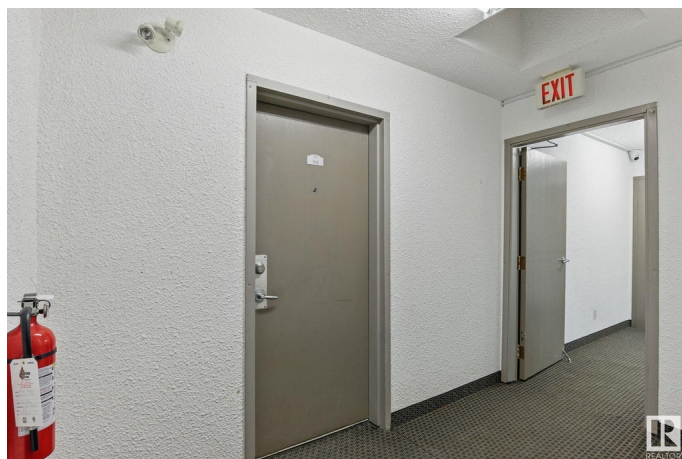
Central Mcdougall, Edmonton, AB

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     | 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 | 9              |
| Zoning         | Zone 08        |

Condo Fee                \$416

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Listing information last updated on June 15th, 2025 at 1:47pm MDT