

## \$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

### 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 5  
Zoning Zone 08  
Condo Fee \$415

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Listing information last updated on July 4th, 2025 at 9:31pm MDT