# \$234,900 - 417 12110 106 Avenue, Edmonton

MLS® #E4432158

## \$234,900

2 Bedroom, 2.00 Bathroom, 873 sqft Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to Glenora Mansion! Situated on the top floor of the complex, this 873 sq.ft. condo has gorgeous views of the downtown and greenspace below. The floor plan of the unit is open and bright, with many recent upgrades that include: laminate + tile flooring; modern lighting; crown moulding; and fresh paint. The kitchen has maple cabinetry, newer s/s appliances + backsplash, and opens up to the living and dining areas. Here you will find plenty of space for furniture and a natural gas fireplace for warmth and ambiance. The primary suite is impressive in size with sliding doors out to the oversized deck, walk-in closet and a 4-piece ensuite with soaker tub and separate shower. There is a second bedroom/den, that could function well as an office space, guest room or reading nook. The complex features A/C, 2 gyms, carwash, underground parking (storage) and a recently renovated lobby area. Walking distance to the Brewery district, trendy 124 Street, shopping and future LRT. Great location, great investment!

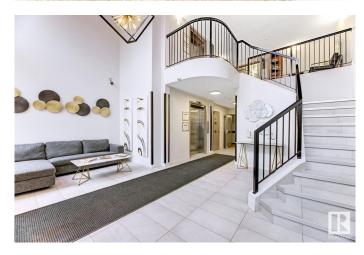
Built in 2004

# **Essential Information**

MLS® # E4432158 Price \$234,900







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 873

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 417 12110 106 Avenue

Area Edmonton

Subdivision Westmount

City Edmonton

County ALBERTA

Province AB

Postal Code T5H 4R9

## **Amenities**

Amenities On Street Parking, Air Conditioner, Car Wash, Closet Organizers, Deck,

Exercise Room, Parking-Visitor, Secured Parking, Security Door,

**Storage Cage** 

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

# of Stories 4

Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Flat Site, Paved Lane, Public Transportation, Shopping

Nearby, View City, View Downtown

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 8

Zoning Zone 07

Condo Fee \$526

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