

## **\$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	9
Zoning	Zone 07
Condo Fee	\$526

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