

\$99,900 - 3 5635 105 Street, Edmonton

MLS® #E4450170

\$99,900

2 Bedroom, 1.00 Bathroom, 716 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

CASHFLOW! Either as an investment, or as your home where you will be paying LESS THAN CURRENT RENTAL RATES! Welcome to this 2 BEDROOM unit with tons of NATURAL LIGHT! Located in the HIGHLY ACCESSIBLE PLEASANTVIEW, right off of Calgary Trail, next to Southgate Mall, with tons of bus routes and an LRT STOP! Look no further for WALKABLE GROCERIES and commercial access, but paired with the GORGEOUS Mt. Pleasant park, and SO CLOSE to the RIVER VALLEY and UNIVERSITY! This unit is nestled in a complex with several small low rises and row houses, giving an instant community feel! With condo fees UNDER \$300, there is abounding opportunity here. 2 well sized bedrooms, ample storage, and a LARGE OPEN LIVING ROOM, this home is a perfect blueprint to move in right away or change how you see fit. The numbers don't lie - let this opportunity empower your finances today!

Built in 1963

Essential Information

MLS® #	E4450170
Price	\$99,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	716
Acres	0.00
Year Built	1963
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	3 5635 105 Street
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2N2

Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor
Parking	Stall

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 29th, 2025
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Days on Market	4
Zoning	Zone 15
Condo Fee	\$293

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