

## \$204,900 - 305 10606 102 Avenue, Edmonton

MLS® #E4426184

### \$204,900

2 Bedroom, 1.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This condo is located in MONACO II building in DOWNTOWN!!! Walking distance to all downtown attractions including ICE DISTRICT, ROGERS PLACE, 104 STREET Nightlife, GRANT MCEWAN, RIVER VALLEY, LEGISLATIVE GROUNDS and much more!!!!

This condo comes with an open concept layout featuring a large living with FIREPLACE, spacious kitchen, 2 large bedrooms and a full bathroom. Enjoy the summers on your dedicated balcony, the convenience of IN-SUITE LAUNDRY and a TITLED UNDERGROUND parking stall. This building is close to all amenities including shopping, restaurants, public transportation, LRT, etc.

Built in 2004

### Essential Information

MLS® #	E4426184
Price	\$204,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	2004
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 10606 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5E9

### Amenities

Amenities	Intercom, Security Door, See Remarks
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	March 18th, 2025
Days on Market	44
Zoning	Zone 12
Condo Fee	\$515

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