

# \$249,900 - 402 10707 102 Avenue, Edmonton

MLS® #E4434101

**\$249,900**

2 Bedroom, 2.00 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

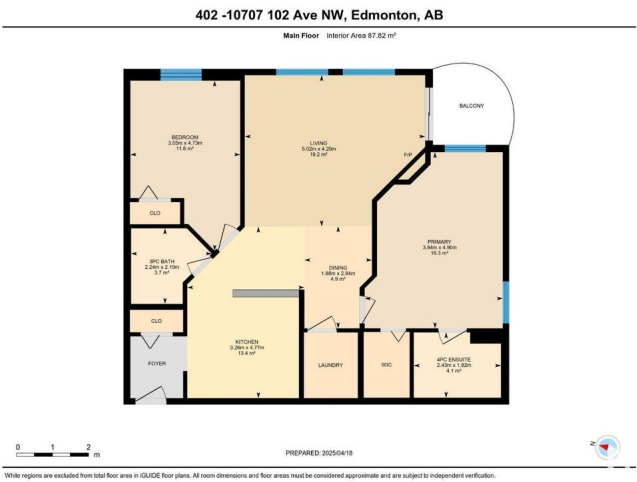
Downtown (Edmonton), Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Renovated two-bedroom,two-bath corner unit.945 sqft,located in Monaco I 107 St and 102 Ave.High ceilings,new VP floors,updated kitchen with quartz counters,new appliances, eating bar. Freshly painted throughout,new baseboards and window coverings. Great room is perfect for entertaining,c/w fireplace,dining area,balcony with views of Rogers Place,Grant McEwan,and 107 St Promenade and Warehouse Park(2025).The ongoing construction in the area will soon create a beautiful streetscape. Main bed includes 4-pce ensuite & walk-in closet,second bed offers flexibility to suit your needs.In-suite laundry and a heated UG titled parking stall.Close proximity to all downtown attractions,easy access to the LRT (Valley Line station will be across the street),as well as shopping, dining, and the river valley, this residence embodies urban living at its finest.

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434101  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 945                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402 10707 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E4              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Roll Roofing   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 12       |
| Condo Fee      | \$587         |

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Listing information last updated on May 14th, 2025 at 8:17am MDT