

\$60,000 - 3 10640 108 Street, Edmonton

MLS® #E4437331

\$60,000

1 Bedroom, 1.00 Bathroom, 428 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Central McDougall 1 bedroom, 1 bathroom, condo that is priced to sell. Just a short walk to Grant MacEwan University and walking distance to the Ice District area. This is a great property for the first time buyer or the investor. This first floor unit is currently in a rental pool generating an income of \$1,000 a month rent an excellent tenant on a month to month lease. This condo has large windows that allows lots of natural light, nice open white kitchen cabinetry plus 2 appliances. This unit can continue in the rental pool or be transferred to a self managed property and possession is immediate or become a vacant property for you to move in. The tenant would like to stay. If not this will be a 90 day possession. Close to restaurants, shopping, a few blocks off Jasper, transit, and comes with one assigned parking stall. It has low condo fees with excellent management and strong condo docs.

Built in 1965

Essential Information

| | |
|------------|----------|
| MLS® # | E4437331 |
| Price | \$60,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 428 |
| Acres | 0.00 |
| Year Built | 1965 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3 10640 108 Street |
| Area | Edmonton |
| Subdivision | Central Mcdougall |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 3A1 |

Amenities

| | |
|-----------|-------------|
| Amenities | See Remarks |
| 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, Brick, Vinyl |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 67 |

| | |
|-----------|---------|
| Zoning | Zone 08 |
| Condo Fee | \$422 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 25th, 2025 at 8:03am MDT