

## \$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 | 47               |
| Zoning         | Zone 12          |
| Condo Fee      | \$515            |

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Listing information last updated on May 4th, 2025 at 1:17pm MDT