

## \$439,000 - 2 10235 111 Street, Edmonton

MLS® #E4430745

**\$439,000**

2 Bedroom, 1.50 Bathroom, 1,354 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

### PRIME LOCATION & VERSATILE

### OPPORTUNITY! This rare DOWNTOWN

townhome blends lifestyle and flexibility.

Located on 111 St across from Grant

MacEwan, steps from Tim Hortons, Brewery

District, Rogers Place & Jasper Ave. Zoned

COMMERCIAL DC2, it's fully renovated &

wired as an office—ideal as a high-end home,

retail space, or live-work setup! Fully fenced

with a large front deck leading to double doors,

9 ft ceilings, open concept living/conference

room & den. Stylish vinyl plank floors, modern

kitchen w/ sleek cabinetry & SS appliances.

Upstairs has 2 spacious beds/offices + bonus

room, 3pc bath & laundry. DOUBLE

ATTACHED TANDEM GARAGE + ample

street parking. Flexible use + unbeatable

location = a must see!

Built in 2001

### Essential Information

MLS® # E4430745

Price \$439,000

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,354

Acres 0.00



Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2 10235 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	16
Zoning	Zone 12

Condo Fee                      \$519

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