

# \$269,000 - 10516 108 Avenue, Edmonton

MLS® #E4454355

**\$269,000**

3 Bedroom, 2.50 Bathroom, 1,365 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Modern HALF Duplex in Central MacDougall  
“ Steps from Downtown & Schools.Welcome  
to this spacious home in the heart of  
MacDougall, ideally located within walking  
distance to NAIT, MacEwan University, the  
LRT, and downtown Edmonton. Perfect for  
students, professionals, or families seeking  
convenience and comfort, this home offers the  
best of central living.Inside, you™ll find  
three bedrooms, four bathrooms, and a  
versatile flex room in the basement that can be  
used as an office, gym, or guest space. The  
main level features an open layout with a  
bright living area, a functional kitchen, and  
easy access to your private backyard and  
deck.This home blends practicality with  
location“making it a fantastic opportunity for  
investors, students, or anyone looking to enjoy  
vibrant city living.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454355  |
| Price          | \$269,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 1         |
| Half Baths     | 3         |
| Square Footage | 1,365     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10516 108 Avenue  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 4M8           |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Front Drive Access |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 3                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 82      |
| Zoning         | Zone 08 |
| Condo Fee      | \$381   |

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Listing information last updated on November 12th, 2025 at 1:02pm MST