

## \$299,900 - 3 11811 106 Street, Edmonton

MLS® #E4439900

**\$299,900**

2 Bedroom, 1.50 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Turnkey 2-bedroom condo just steps from NAIT!!! The main floor welcomes you with an open-concept layout drenched in natural light. Prepare meals effortlessly in the sleek kitchen—equipped with stainless steel appliances, rich espresso-tone cabinetry, ample counter space and a double sink—then entertain or unwind in the adjacent living/dining area, which flows seamlessly onto your private balcony. Additional main floor features include a 2 pc bath and utility/storage room. Upstairs, you’ll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, shared 4 pc bath, and in-suite laundry. Whether you’re a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a turnkey downtown asset, this 2 bed, 2 bath home delivers unmatched convenience. Walk to classrooms, the LRT, cafés and shops in minutes—urban living has never been so effortless.

Built in 2009

### Essential Information

MLS® # E4439900

Price \$299,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 934               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3 11811 106 Street  |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2R2             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Stucco                        |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Stucco                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 2nd, 2025  
Days on Market                60  
Zoning                              Zone 08  
Condo Fee                        \$450



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