

Courtesy Of Tanya R Wold Of Tactic Realty

## \$289,900 - 106 10319 111 Street, Edmonton

MLS® #E4427944

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,068 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Located directly across the street from MacEwan University, enjoy open-concept living in this spacious unit that is flooded with natural light & green views - welcome to Alta Vista North! Prepare to be impressed with this 2 bdrm + 2 bath corner unit featuring 3 private, fenced patio spaces. New vinyl plank flooring throughout (+ new paint + new baseboards + new HVAC system!) plus concrete construction & A/C to ensure peace & quiet while enjoying the conveniences of living downtown. The kitchen features a new island, new dishwasher, new backsplash and under-cabinet lighting. Adjoining dining & living areas flow seamlessly. The primary suite offers a convenient ensuite bath & spacious closet w/ shelving. The main floor layout is complete with large 2nd bdrm, laundry rm (w/ electrical plugs) & a lovely 3 pc bath. Unit comes with gas fireplace, 1 u/g parking stall, storage cage + gas to BBQ. Pet-friendly bld. 10min walk to Ice District, shops, bars & LRT. Building offers gym, guest suite & bike rm. Welcome home!

Built in 2005

### Essential Information

MLS® # E4427944

Price \$289,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	106 10319 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0A2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	Zone 12
Condo Fee	\$588

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 April 3rd, 2025 at 4:47pm MDT