# \$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

Just STEPS FROM NAIT!!! Discover the perfect blend of style and location in this bright two-story condo. The main floor welcomes you with an open-concept layout drenched in natural light. Prepare meals effortlessly in the sleek kitchenâ€"equipped with stainless steel appliances, rich espresso-tone cabinetry, ample counter space and a double sinkâ€"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 minutesâ€"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
Туре	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

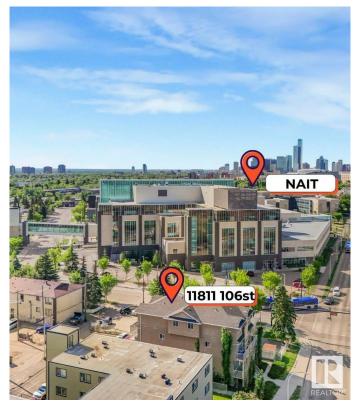
Amenities	Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Stall
Interior	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, 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

ConstructionWood, StuccoFoundationConcrete Perimeter

### **Additional Information**

Date ListedJune 2nd, 2025Days on Market28ZoningZone 08Condo Fee\$450



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