

## \$265,000 - 312 12110 106 Avenue, Edmonton

MLS® #E4428349

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Bright & Beautiful spacious upgraded 2 bedrooms/2 baths + DEN is just perfect for you. Unique floor plan with open kitchen and large dining area, comfortable living room with fireplace that separating the second bedroom and the primary bedroom. You will be impressed with the primary bedroom also has access to the balcony, a huge walk-in closet with organizer, remodeled ensuite with built-in vanity and shower. Recent upgrades with quartz countertop and vinyl plank flooring throughout the unit. Other features such as Central Air-Conditioning, in-suite laundry, plenty of storage space, gas hook-up on balcony, gym room across the hall, a tilted underground parking with car wash, a storage cage in front of the parking, also a pet friendly building. Located conveniently by the Brewery District, next to Unity Square Centre, close to Downtown and U OF A. This is a must see on your list!

Built in 2004

### Essential Information

MLS® #	E4428349
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,060
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 12110 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4R9

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 1st, 2025  
Days on Market                18  
Zoning                              Zone 07  
Condo Fee                        \$642

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