

\$230,000 - 313 12110 106 Avenue, Edmonton

MLS® #E4430292

\$230,000

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this incredible 1+Den (or 2 Bedroom) condo located in the highly desirable Glenora Mansion! This amazing unit overlooks a peaceful greenbelt and comes complete with in-suite laundry, underground parking, access to a fitness room, and a car wash—all in vibrant Westmount! Perfectly situated with convenient access to public transit, steps from the bustling Brewery District, trendy 124 Street, and an off-leash dog park. Top Features Include, wide plank laminate flooring in the living areas, open-concept kitchen flowing into a spacious dining area, cozy corner gas fireplace, bright master bedroom with large windows and a massive walk-in closet, gorgeous master bathroom featuring both a tub and shower, oversized balcony with a gas line for BBQs, In-suite laundry for added convenience, extra storage in the parkade plus a self-serve car wash. Ideal for first-time buyers or savvy investors, this location offers exceptional value and excellent future rentability with the upcoming LRT expansion nearby.

Built in 2004

Essential Information

MLS® # E4430292

Price \$230,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 904 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 313 12110 106 Avenue |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 4R9 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Heat Pump, Electric |
| Fireplace | Yes |
| Fireplaces | Corner |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------|
| Elementary | Westglen |
| Middle | Westminster |
| High | Ross Sheppard |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 07 |
| Condo Fee | \$526 |

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Listing information last updated on April 30th, 2025 at 11:47pm MDT