

Courtesy Of Sarah Keats Of RE/MAX River City

# \$199,900 - 402 3835 107 Street, Edmonton

MLS® #E4423597

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,033 sqft  
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

3 bed TOP FLR (private/quiet) w/in suite laundry: LG front-load washer/dryer. 2 PARKING STALLS (outdoor energized #'s 13 & 14). Condo fees \$802.30/month ARE ALL INCLUSIVE: heat, electricity, water, snow removal, landscaping & exclusive use of OUTDOOR POOL. 10 blocks to Southgate Mall/LRT/Century Park. Ideal income property: rent 2 beds to cover your costs & live in the 3rd for free. Don't need both parking stalls? Rent one out for extra income! June 2017: Renos throughout all COMMON AREAS of the building include: new carpeting, baseboards, paint, light fixtures, fire doors, lobby. Newer power line to complex. UNIT reno'd in 2012: new windows, new balcony door, full kitchen (all cabinetry, counter-tops, light fixtures, flooring, updated appliances), new bathrooms (cabinetry, counter-tops, light fixtures, flooring). Entire roof and entire balcony replaced in 2022. Large West-facing deck. Primary has 2 closets & ensuite bath. Large storage room in unit. Cats allowed, but no dogs. Taxes 2024 \$1,388.71

Built in 1978

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4423597  |
| Price  | \$199,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,033                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 3835 107 Street |
| Area        | Edmonton            |
| Subdivision | Duggan              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6N 2N7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Parking-Visitor, Pool-Outdoor |
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls                                 |
| Has Pool       | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 16         |
| Condo Fee      | \$802           |

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Listing information last updated on April 28th, 2025 at 6:47pm MDT