

## \$234,900 - 417 12110 106 Avenue, Edmonton

MLS® #E4432158

**\$234,900**

2 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to Glenora Mansion! Situated on the top floor of the complex, this 873 sq.ft. condo has gorgeous views of the downtown and greenspace below. The floor plan of the unit is open and bright, with many recent upgrades that include: laminate + tile flooring; modern lighting; crown moulding; and fresh paint. The kitchen has maple cabinetry, newer s/s appliances + backsplash, and opens up to the living and dining areas. Here you will find plenty of space for furniture and a natural gas fireplace for warmth and ambiance. The primary suite is impressive in size with sliding doors out to the oversized deck, walk-in closet and a 4-piece ensuite with soaker tub and separate shower. There is a second bedroom/den, that could function well as an office space, guest room or reading nook. The complex features A/C, 2 gyms, carwash, underground parking (storage) and a recently renovated lobby area. Walking distance to the Brewery district, trendy 124 Street, shopping and future LRT. Great location, great investment!

Built in 2004

### Essential Information

MLS® # E4432158

Price \$234,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 873                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 417 12110 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4R9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Car Wash, Closet Organizers, Deck, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 07          |
| Condo Fee      | \$526            |

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 27th, 2025 at 1:47am MDT