

\$249,000 - 3 11811 106 Street, Edmonton

MLS® #E4439900

\$249,000

2 Bedroom, 1.50 Bathroom, 934 sqft
Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Now \$249,000 – Price Reduced from \$299,900! Turnkey 2-bedroom condo just steps from NAIT – and now \$50,000 more affordable! This unit offers a private entrance, central air conditioning, and a bright, open-concept layout perfect for student life or downtown living. On the main floor, you'll find a modern kitchen with stainless steel appliances, rich espresso cabinetry and ample counter space. The adjoining living/dining area opens to your private balcony, ideal for relaxing after class or work. A convenient 2-piece bathroom and utility/storage room complete the main level. Upstairs, you'll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, a shared 4 pc bath, and in-suite laundry for added convenience. Whether you're a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a hassle-free rental, this home delivers unmatched convenience. Walk to classrooms, the LRT, caf  s and shops in minutes.

Built in 2009

Essential Information

MLS® #	E4439900
Price	\$249,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	934
Acres	0.00
Year Built	2009
Type	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

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	171
Zoning	Zone 08
Condo Fee	\$450



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