

## \$119,900 - 208 10838 108 Street, Edmonton

MLS® #E4435465

**\$119,900**

1 Bedroom, 1.00 Bathroom, 749 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

**INVESTOR ALERT!** Turn-Key 1 BEDROOM + DEN Condo. Great LOCATION in a quiet, WELL-MAINTAINED building across from green space and a school yard, this SPACIOUS condo is a smart choice for investors seeking solid rental potential. Just minutes from the Royal Alex Hospital, NAIT, LRT, Kingsway Mall, Rogers Place, and downtownâ€™this location checks all the boxes. Inside, youâ€™ll find a bright 1 bedroom + den layout with a wood-burning FIREPLACE, private balcony, and IN-SUITE LAUNDRY. The galley kitchen features newer STAINLESS STEEL APPLIANCES including a DISHWASHER, and the open dining/living area offers functional flow and comfort. The den adds valuable flexibility as a work-from-home space or guest nook. The primary bedroom includes French doors and a massive WALK IN CLOSET, perfect for maximizing storage. The unit also comes with an energized parking stall, ELEVATOR ACCESS - a rare find. Low-maintenance, tenant-ready, and in a prime rental locationâ€™add this to your portfolio with confidence.

Built in 1980

### Essential Information

MLS® #

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Price	\$119,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	749
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	208 10838 108 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3A6

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	103
Zoning	Zone 08
Condo Fee	\$432

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