

# **\$174,900 - 316 9010 106 Avenue, Edmonton**

MLS® #E4452496

## **\$174,900**

3 Bedroom, 2.00 Bathroom, 1,329 sqft  
Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

This building is minutes away from downtown!!!! Welcome to this very spacious rare 3-bedroom condo in COBBLESTONE PLACE. This open concept layout features a large living room with FIREPLACE, kitchen with all essential appliances and a dining area. The master bedroom features a WALK IN CLOSET and ENSUITE bathroom. There are two additional bedrooms with large closets and another full bathroom. Enjoy the convenience of a STORAGE ROOM and a separate laundry room. Enjoy the summers on the dedicated balcony from the living room. There is one assigned parking stall. This building is close to all amenities including schools, public transportation, shopping, restaurants, and downtown life including the ICE DISTRICT.

Built in 1989

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4452496  |
| Price          | \$174,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,329     |
| Acres          | 0.00      |
| Year Built     | 1989      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 316 9010 106 Avenue |
| Area        | Edmonton            |
| Subdivision | Boyle Street        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 4K3             |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Parkade                                                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                 |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 6                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 13 |
| Condo Fee | \$728   |

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Listing information last updated on August 18th, 2025 at 7:02pm MDT