

## \$289,900 - 3 9648 106 Avenue, Edmonton

MLS® #E4421453

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Condo / Townhouse on 0.00 Acres

McCauley, Edmonton, AB

An affordable townhouse in a multi-family 4-plex located near DOWNTOWN EDMONTON. Nestled at the edge of the highly anticipated Downtown Arts District, Royal Alberta Museum, and Canada Post office, this residence provides seamless access to City Hall, Citadel Theatre, Jasper Avenue, and Rogers Arena. 1017 sq.ft. of living space, 3 bedrooms, 2 full baths, and abundant comfort. The layout includes a spacious living room and a well-crafted kitchen with custom cabinetry, stainless appliances, and a family-size dining area. A full 4-piece bath graces the main floor, while the upper level hosts three bedrooms and a second full bath. The finished basement adds significant value with a generously sized recreational room. Enhancing convenience, the property comes with a single-car garage. Embrace affordable living making this townhouse an ideal choice for those seeking comfort, accessibility, and a vibrant urban lifestyle.

Built in 2013

### Essential Information

MLS® #	E4421453
Price	\$289,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3 9648 106 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0N4

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 13th, 2025
Days on Market	79
Zoning	Zone 13
Condo Fee	\$220

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 May 2nd, 2025 at 9:31pm MDT