

## \$74,555 - 6 10625 107 Avenue, Edmonton

MLS® #E4448000

**\$74,555**

1 Bedroom, 1.00 Bathroom, 629 sqft

Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Well managed & maintained building in central EDMONTON for under 75K - RENOVATE & MOVE-IN-READY!! This well-maintained 1-bedroom condo offers the perfect blend of convenience & comfort, just steps from LRT station, Downtown Edmonton, Rogers Place Arena, & MacEwan University—ideal for students, professionals, & investors alike. Inside, you™ll find a bright living room, a spacious kitchen, a generously sized bedroom, & a modern 4-piece bath, along w/in-suite storage. Freshly painted and featuring new luxury vinyl plank flooring, this move-in-ready unit combines style with functionality. The Windermere building is known for its peaceful atmosphere & professional management. As part of the Crime-Free Multi-Housing Program, all residents undergo criminal record checks, ensuring a secure environment for everyone in the building. With controlled access at both front and rear entrances, safety is a top priority.

Built in 1958

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4448000 |
| Price     | \$74,555 |
| Bedrooms  | 1        |
| Bathrooms | 1.00     |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 629                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 10625 107 Avenue |
| Area        | Edmonton           |
| Subdivision | Central Mcdougall  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 0W5            |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Security Door, See Remarks |
| Parking   | Stall                      |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 16th, 2025 |
|-------------|-----------------|

Days on Market     27  
Zoning                Zone 08  
Condo Fee           \$521

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