

## \$192,500 - 202 12110 106 Avenue, Edmonton

MLS® #E4427672

**\$192,500**

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to Glenora Mansion! This corner unit is move-in ready, with 2 bedrooms, modern finishes and lots of natural light, all in a private location in a quiet building. Located in beautiful Westmount, across from Manchester Square and with a walking path connecting the building directly to the nearby Brewery District and future LRT. Stepping into the unit youâ€™™ll find a smart open-concept layout with a spacious dining room, a comfortable living room with a corner gas fireplace and a patio door to a uniquely large and private balcony. The kitchen offers modern appliances and tons of storage and counterspace. The primary bedroom features a sizable closet and its own patio door, and the 2nd bedroom offers both a south-facing window and closet. The unit is complete with in-suite laundry and a spacious full bathroom with a large linen closet. Amenities in the building include a car wash, 2 gyms and A/C throughout the building, and the unit also includes a covered parking stall. Condo fees include heat & water.

Built in 2004

### Essential Information

MLS® # E4427672

Price \$192,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 815                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 202 12110 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4R9              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking Spaces | 1   |
| Parking        | Single Carport, Stall   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Westglen School      |
| Middle     | Westminster School   |
| High       | Ross Sheppard School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 07          |
| Condo Fee      | \$485            |

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Listing information last updated on April 28th, 2025 at 7:47am MDT