

\$299,900 - 3 11811 106 Street, Edmonton

MLS® #E4439900

\$299,900

2 Bedroom, 1.50 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Just STEPS FROM NAIT!!! Discover the perfect blend of style and location in this bright two-story condo. The main floor welcomes you with an open-concept layout drenched in natural light. Prepare meals effortlessly in the sleek kitchen—equipped with stainless steel appliances, rich espresso-tone cabinetry, ample counter space and a double sink—then entertain or unwind in the adjacent living/dining area, which flows seamlessly onto your private balcony. Additional main floor features include a 2 pc bath and utility/storage room. Upstairs, you’ll find TWO generously sized bedrooms, each thoughtfully appointed with large windows and cozy carpeting, shared 4 pc bath, and in-suite laundry. Whether you’re a student seeking quick campus access, a faculty member looking to eliminate your commute, or an investor after a turnkey downtown asset, this 2 bed, 2 bath home delivers unmatched convenience. Walk to classrooms, the LRT, cafés and shops in minutes—urban living has never been so effortless.

Built in 2009

Essential Information

MLS® # E4439900

Price \$299,900



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 934 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Stacked Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 3 11811 106 Street |
| Area | Edmonton |
| Subdivision | Westwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2R2 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 41 |
| Zoning | Zone 08 |
| Condo Fee | \$450 |



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Listing information last updated on July 12th, 2025 at 11:17pm MDT