

# \$269,000 - 10516 108 Avenue, Edmonton

MLS® #E4454355

**\$269,000**

3 Bedroom, 2.50 Bathroom, 1,365 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

Modern HALF Duplex in Central MacDougall  
“ Steps from Downtown & Schools.Welcome to this spacious home in the heart of MacDougall, ideally located within walking distance to NAIT, MacEwan University, the LRT, and downtown Edmonton. Perfect for students, professionals, or families seeking convenience and comfort, this home offers the best of central living.Inside, you™ll find three bedrooms, four bathrooms, and a versatile flex room in the basement that can be used as an office, gym, or guest space. The main level features an open layout with a bright living area, a functional kitchen, and easy access to your private backyard and deck.This home blends practicality with location”making it a fantastic opportunity for investors, students, or anyone looking to enjoy vibrant city living.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454355  |
| Price          | \$269,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 1         |
| Half Baths     | 3         |
| Square Footage | 1,365     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10516 108 Avenue  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 4M8           |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Front Drive Access |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 3                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
|-------------|-------------------|

Days on Market     74  
Zoning                Zone 08  
Condo Fee           \$381

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