# \$159,998 - 301 3835 107 Street, Edmonton

MLS® #E4440805

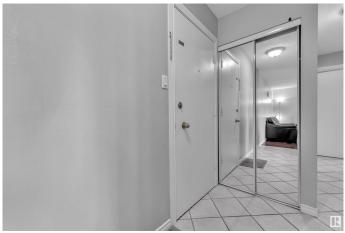
#### \$159,998

2 Bedroom, 1.00 Bathroom, 794 sqft Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Spacious and bright 2-bedroom condo with in-suite laundry, a huge living room leading to a private balcony, and a kitchen with crown moulding. Both bedrooms are generously sized with a well-located bathroom. Includes a laundry room, storage, and access to a nice outdoor pool for summer fun. Condo fee covers heat, water, and power. Within a 5â€"10 min walk to 4 schools, 5 daycares, Edmonton Public Library, 2 plazas with restaurants, pizza, bar & grill, car wash, and convenience stores. Nearby are 2 walk-in clinics and a church across the building. Just 2 min drive to Calgary Trail with Walmart, Superstore, Starbucks, Tim Hortons, McDonald's, A&W, Burger King, Toys "R" Us, Dollarama, gyms, PetSmart, Mr. Lube & more. Southgate Mall is 5 min drive. Bus stop in front of the building, LRT station 15 min walk. Two playgrounds are only 2 min walk away.







Built in 1978

#### **Essential Information**

| MLS® #         | E4440805  |
|----------------|-----------|
| Price          | \$159,998 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 794       |

| Acres      | 0.00                   |
|------------|------------------------|
| Year Built | 1978                   |
| Туре       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

## **Community Information**

| Address     | 301 3835 107 Street |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Duggan              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2N7             |

## Amenities

| Amenities | No Animal Home |
|-----------|----------------|
| Parking   | Stall          |

#### Interior

| Appliances   | Dishwasher-Built-In,<br>Washer | Dryer, | Hood | Fan, | Refrigerator, | Stove-Electric, |
|--------------|--------------------------------|--------|------|------|---------------|-----------------|
| Heating      | Baseboard, Natural G           | Sas    |      |      |               |                 |
| # of Stories | 4                              |        |      |      |               |                 |
| Stories      | 1                              |        |      |      |               |                 |
| Has Basement | Yes                            |        |      |      |               |                 |
| Basement     | None, No Basement              |        |      |      |               |                 |

## Exterior

| Exterior          | Wood, Brick, Vinyl  |
|-------------------|---|
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, |
|                   | Schools, Shopping Nearby  |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed June 6th, 2025

Days on Market11ZoningZone 16Condo Fee\$631

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Listing information last updated on June 17th, 2025 at 2:32pm MDT