

\$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	31
Zoning	Zone 08
Condo Fee	\$450



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