

## \$99,900 - 3 5635 105 Street, Edmonton

MLS® #E4450170

**\$99,900**

2 Bedroom, 1.00 Bathroom, 716 sqft

Condo / Townhouse on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

CASHFLOW! Either as an investment, or as your home where you will be paying LESS THAN CURRENT RENTAL RATES! Welcome to this 2 BEDROOM unit with tons of NATURAL LIGHT! Located in the HIGHLY ACCESSIBLE PLEASANTVIEW, right off of Calgary Trail, next to Southgate Mall, with tons of bus routes and an LRT STOP! Look no further for WALKABLE GROCERIES and commercial access, but paired with the GORGEOUS Mt. Pleasant park, and SO CLOSE to the RIVER VALLEY and UNIVERSITY! This unit is nestled in a complex with several small low rises and row houses, giving an instant community feel! With condo fees UNDER \$300, there is abounding opportunity here. 2 well sized bedrooms, ample storage, and a LARGE OPEN LIVING ROOM, this home is a perfect blueprint to move in right away or change how you see fit. The numbers don't lie - let this opportunity empower your finances today!

Built in 1963

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4450170 |
| Price     | \$99,900 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 716                    |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3 5635 105 Street       |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2N2                 |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall                             |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 29th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 15 |
| Condo Fee      | \$293   |

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Listing information last updated on August 2nd, 2025 at 7:17pm MDT