

## \$147,500 - 104 11827 105 Street, Edmonton

MLS® #E4459178

### \$147,500

2 Bedroom, 1.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Location, Location, Location! Just a 3-minute walk from NAIT. This well-kept 2 bedroom, 1 bathroom walk-up condo is ideal for investors or professionals. Kingsway Mall and LRT are both close by, and downtown is only 10 minutes by car or from NAIT/Blatchford Market Station. Nearly 800 sq ft of comfortable living space features a bright open-concept kitchen and living area leading to a west-facing balcony with clear views of the front garden and NAIT. Both bedrooms are spacious, with full in-suite laundry. Updates include newer stove, dishwasher, washer, and durable vinyl plank flooring throughout. One energized parking stall included, plus in-suite storage with built-in shelves! Condo fees cover heat, water, and exterior upkeep in this well-managed building where the roof was replaced 3-4 years ago. A smart, move-in-ready investment in one of Edmonton's most connected neighbourhoods.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459178  |
| Price      | \$147,500 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 781                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 11827 105 Street |
| Area        | Edmonton             |
| Subdivision | Westwood (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5G 2N1              |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Off Street Parking, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 1                                                                  |
| Parking        | Stall                                                              |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                            |
| # of Stories | 4                                                                                                            |
| Stories      | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | None, No Basement                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 08              |
| Condo Fee      | \$501                |

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Listing information last updated on October 20th, 2025 at 3:17am MDT