

# \$149,998 - 301 3835 107 Street, Edmonton

MLS® #E4446632

**\$149,998**

2 Bedroom, 1.00 Bathroom, 794 sqft

Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

Bright & Spacious 2-bedrooms 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 5-10 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® #	E4446632
Price	\$149,998
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	794



Acres	0.00
Year Built	1978
Type	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, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# 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	July 9th, 2025
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Days on Market	22
Zoning	Zone 16
Condo Fee	\$631

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