

## \$89,900 - 108 10616 156 Street, Edmonton

MLS® #E4425598

**\$89,900**

1 Bedroom, 1.00 Bathroom, 549 sqft

Condo / Townhouse on 0.00 Acres

Britannia Youngstown, Edmonton, AB

Welcome to Victoria Gardens! This bright and cozy 1-bedroom, 1-bathroom ground floor unit is perfect for first-time buyers, or investors. Enjoy new flooring throughout, adding a fresh, modern touch. The functional layout welcomes you with a 4-piece main bathroom and a convenient storage closet at the entrance. Down the hall, the spacious primary bedroom offers a peaceful retreat. The kitchen features bright white cabinetry and opens to a well-sized dining area and living room, creating a warm and inviting space. Patio doors lead to a fenced outdoor area, ideal for enjoying your morning coffee or fresh air. An assigned outdoor parking stall adds extra convenience. The building offers a common laundry room on the second floor with newer appliances and a sitting area for residents. Situated in a prime location, this condo is close to all amenities, including shopping at West Edmonton Mall, dining, public transit, and more. Don't miss this fantastic opportunity to own an affordable home in a great community!

Built in 1970

### Essential Information

MLS® # E4425598

Price \$89,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 549                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 108 10616 156 Street |
| Area        | Edmonton             |
| Subdivision | Britannia Youngstown |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2S1              |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | Stall           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                         |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement                              |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 21          |
| Condo Fee      | \$406            |

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