

## \$255,888 - 10707 102 Avenue, Edmonton

MLS® #E4440035

**\$255,888**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Magnificent in The Monaco!...This Spacious 947sqft Corner unit Boasts 2Beds, 2FULL Baths and 1 UNDERGROUND STALL. With its Wrap-around Balcony and situated across the street from Norquest College's Greenspace, you're walking distance to All the Action and immersed in Downtown Living! Additional Highlights include Newer Stainless Steel kitchen appliances (approx 4 yrs), ample Cabinet space, Peninsula Island with Breakfast Bar, Hunter Douglas two-way BLACK OUT BLINDS and 9FT ceilings. Adding even more value is the AIR CONDITIONING, In-suite Laundry with Storage, Electric Corner Fireplace, 4 piece Ensuite, Walk-in Closet and comes fully furnished. Close proximity to the ICE District, Shopping, Restaurants, and easy access to Public Transit/LRT to UofA, NAIT, along with walking distance to Grant Mac, all ensures a sound investment!...Reward yourself today and Start Enjoying the Downtown Lifestyle!

Built in 2002

### Essential Information

MLS® #	E4440035
Price	\$255,888
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	10707 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5E4

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Concrete, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                13  
Zoning                              Zone 12  
Condo Fee                        \$586

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