

## \$74,555 - 6 10625 107 Avenue, Edmonton

MLS® #E4448000

**\$74,555**

1 Bedroom, 1.00 Bathroom, 629 sqft  
Condo / Townhouse on 0.00 Acres

Central Mcdougall, Edmonton, AB

RENOVATE & MOVE-IN-READY w/minimal steps- FOR 74K!! This well-maintained 1-bedroom condo offers the perfect blend of convenience and comfort, just steps from LRT station, Downtown Edmonton, Rogers Place Arena, and MacEwan University—ideal for students, professionals, and investors alike. Inside, you’ll find a bright living room, a spacious kitchen, a generously sized bedroom, and a modern 4-piece bathroom, along with the added bonus of a storage room. Freshly painted and featuring new luxury vinyl plank flooring, this move-in-ready unit combines style with functionality. The Windermere building is known for its peaceful atmosphere and professional management. As part of the Crime-Free Multi-Housing Program, all residents undergo criminal record checks, ensuring a secure environment for everyone in the building. With controlled access at both front and rear entrances, safety is a top priority. Don’t miss this opportunity to own in one of the area’s most well-maintained and secure buildings for a steal!!

Built in 1958

### Essential Information

MLS® # E4448000

Price \$74,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 629                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 10625 107 Avenue |
| Area        | Edmonton           |
| Subdivision | Central Mcdougall  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 0W5            |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Security Door, See Remarks |
| Parking   | Stall                      |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 08         |
| Condo Fee      | \$521           |

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Listing information last updated on August 2nd, 2025 at 2:47am MDT