

## \$105,000 - 101 11916 104 Street, Edmonton

MLS® #E4461027

**\$105,000**

1 Bedroom, 1.00 Bathroom, 757 sqft

Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Updated 752 sqft Condo steps from NAIT, Vanguard College, Kingsway Mall, LRT and Bus Routes. Well maintained building with low condo fees-ideal for students, investors, or anyone seeking Affordable, low-maintenance living. Bright layout, modern updates and new flooring throughout, in suite laundry, and unbeatable location make this a great value opportunity near downtown amenities. Includes an assigned, energized parking stall. Easy access to Yellowhead Trail and anywhere central.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461027               |
| Price          | \$105,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 757                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 101 11916 104 Street |
| Area        | Edmonton             |
| Subdivision | Westwood (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 2L2              |

### **Amenities**

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Television Connection, Vinyl Windows |
| Parking   | Stall                                                                                                              |

### **Interior**

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Furniture Included, Household Goods Included, Intercom, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                                                           |
| # of Stories | 3                                                                                                                                                                |
| Stories      | 1                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                              |
| Basement     | None, See Remarks                                                                                                                                                |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                              |
| Exterior Features | Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                              |
| Construction      | Wood, Stucco                                                                                              |
| Foundation        | Concrete Perimeter                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 08           |
| Condo Fee      | \$450             |

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Listing information last updated on October 28th, 2025 at 7:02pm MDT