

## \$435,000 - 10235 111 Street, Edmonton

MLS® #E4430745

**\$435,000**

2 Bedroom, 1.50 Bathroom, 1,354 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

### PRIME LOCATION & VERSATILE

### OPPORTUNITY! This rare DOWNTOWN

townhome blends lifestyle and flexibility.

Located on 111 St across from Grant

MacEwan, steps from Tim Hortons, Brewery

District, Rogers Place & Jasper Ave. Zoned

COMMERCIAL DC2, it's fully renovated &

wired as an office—ideal as a high-end home,

retail space, or live-work setup! Fully fenced

with a large front deck leading to double doors,

9 ft ceilings, open concept living/conference

room & den. Stylish vinyl plank floors, modern

kitchen w/ sleek cabinetry & SS appliances.

Upstairs has 2 spacious beds/offices + bonus

room, 3pc bath & laundry. DOUBLE

ATTACHED TANDEM GARAGE + ample

street parking. Flexible use + unbeatable

location = a must see!

Built in 2001

### Essential Information

MLS® # E4430745

Price \$435,000

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,354

Acres 0.00



|            |                   |
|------------|-------------------|
| Year Built | 2001              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10235 111 Street    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2V5             |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, Tandem  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | See Remarks   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Commercial, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 63               |
| Zoning         | Zone 12          |

Condo Fee                    \$519

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Listing information last updated on June 15th, 2025 at 10:32pm MDT