

# \$249,000 - 209 10625 Kingsway Avenue, Edmonton

MLS® #E4437352

**\$249,000**

2 Bedroom, 2.50 Bathroom, 1,361 sqft

Condo / Townhouse on 0.00 Acres

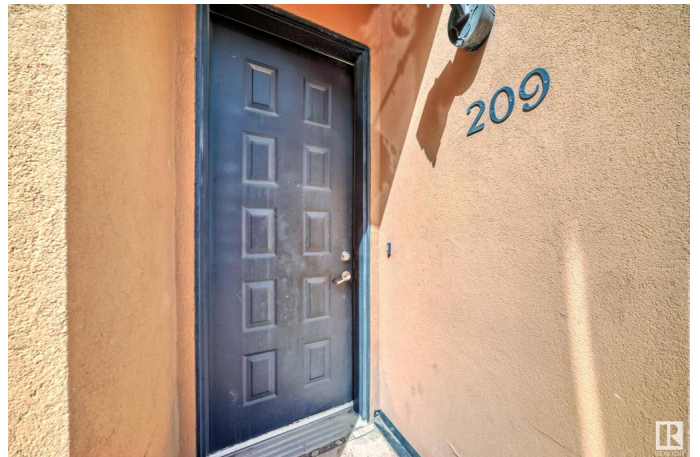
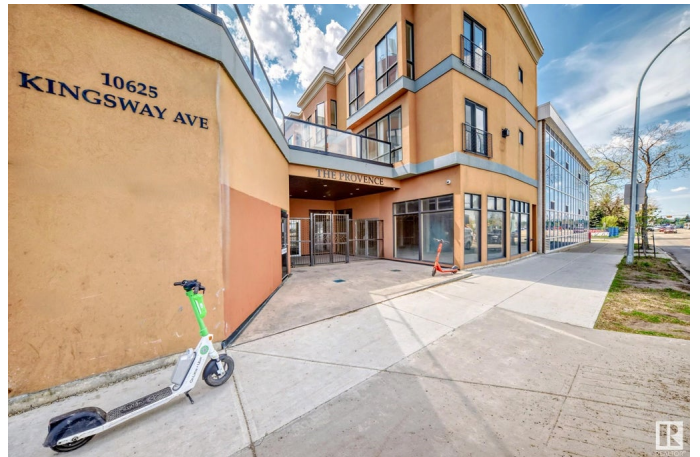
Central Mcdougall, Edmonton, AB

Youâ€™ll love this amazing 2-storey condo in The Provence! Enjoy a fantastic central location with downtown views, just steps from the LRT, Kingsway Garden Mall, NAIT, and Royal Alexandra Hospital. The open-concept main floor features a beautiful kitchen with stainless steel appliances, granite countertops, under-cabinet lighting, ample storage, and plenty of countertop seatingâ€”perfect for entertaining. Upstairs, youâ€™ll find two spacious ownerâ€™s suites, each with its own ensuite, plus laundry with an extra sink, linen storage, and an open den ideal for a home office or reading nook. With 9 ft ceilings on both levels, the home feels bright and spacious. Additional perks include a gas fireplace, central air conditioning, heated underground parking with extra storage, and a second-floor courtyard patio - perfect for summer BBQs with downtown views. Donâ€™t miss this opportunity for stylish, convenient urban living!

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437352  |
| Price     | \$249,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 1,361                 |
| Acres          | 0.00                  |
| Year Built     | 2007                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 209 10625 Kingsway Avenue |
| Area        | Edmonton                  |
| Subdivision | Central Mcdougall         |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5G 2Z6                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| # of Stories      | 2  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 08        |
| Condo Fee      | \$655          |

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Listing information last updated on June 16th, 2025 at 10:17pm MDT