

# \$189,999 - 310 10606 102 Avenue, Edmonton

MLS® #E4453566

**\$189,999**

2 Bedroom, 1.00 Bathroom, 904 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to Monaco II! This bright and spacious 2-bedroom condo offers south-facing exposure, filling the home with natural sunlight throughout the day. Featuring 9-foot ceilings, a cozy fireplace, and a private balcony, this unit combines comfort and style. Enjoy the convenience of 5 appliances, including in-suite laundry, and underground parking for added security. Built in 2004, this well-maintained building is ideally located close to amenities, transit, and downtown. Condo fees include heat & water. Motivated sellers â€“ quick possession available! Donâ€™t miss your chance to own this fantastic unit at #310, 10606 102 Avenue, Edmonton.

Built in 2004

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453566          |
| Price          | \$189,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 904               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 310 10606 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E9              |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, See Remarks |
| Parking Spaces | 1                                                                                                   |
| Parking        | Underground                                                                                         |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, See Remarks                                                              |
| # of Stories | 4                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                         |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                                |
| Construction      | Wood, Stone, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 74                |
| Zoning         | Zone 12           |
| Condo Fee      | \$515             |

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Listing information last updated on October 28th, 2025 at 11:17am MDT