

Courtesy Of Sarah Keats Of RE/MAX River City

# \$199,900 - 402 3835 107 Street, Edmonton

MLS® #E4423597

**\$199,900**

3 Bedroom, 1.50 Bathroom, 1,033 sqft  
Condo / Townhouse on 0.00 Acres

Duggan, Edmonton, AB

3 bed TOP FLR (private/quiet) w/in suite laundry: LG front-load washer/dryer. 2 PARKING STALLS (outdoor energized #'s 13 & 14). Condo fees \$802.30/month ARE ALL INCLUSIVE: heat, electricity, water, snow removal, landscaping & exclusive use of OUTDOOR POOL. 10 blocks to Southgate Mall/LRT/Century Park. Ideal income property: rent 2 beds to cover your costs & live in the 3rd for free. Don't need both parking stalls? Rent one out for extra income! June 2017: Renos throughout all COMMON AREAS of the building include: new carpeting, baseboards, paint, light fixtures, fire doors, lobby. Newer power line to complex. UNIT reno'd in 2012: new windows, new balcony door, full kitchen (all cabinetry, counter-tops, light fixtures, flooring, updated appliances), new bathrooms (cabinetry, counter-tops, light fixtures, flooring). Entire roof and entire balcony replaced in 2022. Large West-facing deck. Primary has 2 closets & ensuite bath. Large storage room in unit. Cats allowed, but no dogs. Taxes 2024 \$1,388.71

Built in 1978

## Essential Information

MLS® #	E4423597
Price	\$199,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,033
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	402 3835 107 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 2N7

### **Amenities**

Amenities	Closet Organizers, Parking-Visitor, Pool-Outdoor
Parking Spaces	2
Parking	2 Outdoor Stalls
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	36
Zoning	Zone 16
Condo Fee	\$802

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Listing information last updated on April 6th, 2025 at 11:02pm MDT