



**Edmonton**      **08 Central Mcdougall**      **LP: \$264,900**  
 #34 10909 106 ST NW      **SP:** M

**ACTIVE**

<b>Type:</b> Townhouse	<b>Listing ID#:</b> E4222885
<b>Style:</b> Bungalow	<b>Bdrms Above:</b> 2
<b>Year Built:</b> 2002	<b>Bdrms Total:</b> 3
<b>Full Baths:</b> 1	<b>Basement:</b> Full
<b>Half Baths:</b> 2	<b>Bsmnt Dev:</b> Fully Finished
<b>Tot A.G. SqFt:</b> 826.03	<b>Tot A.G. SqM:</b> 76.74

Welcome to McDougall Landing! This unique bungalow-style townhouse offers an attached garage and a beautiful location across from a park, playground and spray park. Located in the heart of McDougall, with easy access to LRT, downtown and Kingsway, and within walking distance of Rogers Place and several local schools, including Grant MacEwan. Stepping into the home, you'll find a sunny living space with hardwood floors and a large picture window. The dining room has a unique skylight that brings natural light to the back of the home, and the adjacent kitchen offers stainless appliances and plenty of storage. Down the hall you'll find a full bathroom and two bedrooms, including a spacious master with a large walk-in closet and an ensuite. The main floor also includes direct access to the attached garage. Downstairs you'll find a third bedroom, a bathroom and a laundry room, plus an enormous open family room with modern vinyl plank floors. This is the perfect affordable home for a professional or a family!

**Directions:**

**Virtual Tour:** <https://vimeo.com/466363411>      **Brochure:** <http://www.34-10909-106st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		1	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	Single Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b>			/			<b>Total A.G.:</b>	76.74	826.03

<b>Living Room:</b>	3.95x3.60	M	<b>Primary Bedroom:</b>	3.85x3.64	M
<b>Dining Room:</b>	3.02x2.83	M	<b>Bedroom 2:</b>	2.84x2.32	M
<b>Kitchen:</b>	2.72x2.44	M	<b>Bedroom 3:</b>	3.87x3.51	B
<b>Family Room:</b>	5.25x5.09	B	<b>Bedroom 4:</b>		
<b>Den:</b>			<b>Laundry Room</b>	2.57x1.89	B
<b>Bonus Room:</b>					

<b>Flooring:</b> Carpet, Hardwood, Vinyl Plank	<b>Foundation:</b> Concrete
<b>Construction:</b> Wood Frame	<b>Heating Type:</b> Forced Air-1
<b>Roof:</b> Asphalt Shingles	<b>Heat Source:</b> Natural Gas
<b>Exterior:</b> Vinyl	<b>Features:</b> Laundry-In-Suite, No Smoking Home, Parking-Visitor, Skylight
<b>Site Influences:</b> Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks	

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks      **Restrictions:** Pet Restrict/Board Approv

**Goods Excluded:**

**Warranty:**

**Elem School:** John A. McDougall School      **Jr. High School:** Spruce Avenue School      **Sr High School:** Victoria School

<b>Condo Name:</b> McDougall Landing	<b>Condo Fee Incl:</b> Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution
<b>Condo Fee:</b> \$310.47	<b>HOA Fee:</b>
<b>Floor Location:</b>	<b>Floor Number:</b>
<b>Balcony/Terrace:</b>	<b>Unit Exposure:</b> N
	<b>HOA Fee Incl:</b>

<b>Total Lot M2:</b> 276.94	<b>Lot Shape:</b>	<b>Lot Dimen:</b>
<b>Frontage:</b>	<b>Depth:</b>	<b>Zoning:</b>
<b>Conform:</b>	<b>Conform Yr:</b>	<b>Front Expos:</b> North
<b>Taxes:</b> \$2,479.00 2019		<b>Local Improve:</b>