

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 & OUTDOOR POOL. No elevator means no maintenance. 10 blcks to Southgate Mall/LRT/Century Park. Ideal income property: rent 2 beds to cover costs & live in 3rd for free. Donâ€™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 & 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-V  
 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



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	168
Zoning	Zone 16
Condo Fee	\$802

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Listing information last updated on August 17th, 2025 at 2:32am MDT