

## \$475,000 - 10722 106 Street, Edmonton

MLS® #E4458905

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Investor Alert! This property combines the immediate benefit of a renovated, income generating home with the long-term value of a prime development lot in a rapidly changing area! 3 plus 1 bedroom, 1.5 storey, 2 bathrooms! Great "buy and hold" property for future development! The house to the south is also for sale, when combined would be a 100 X 150 lot. This lot is zoned RA8 "Medium Rise Apartment" for future development.

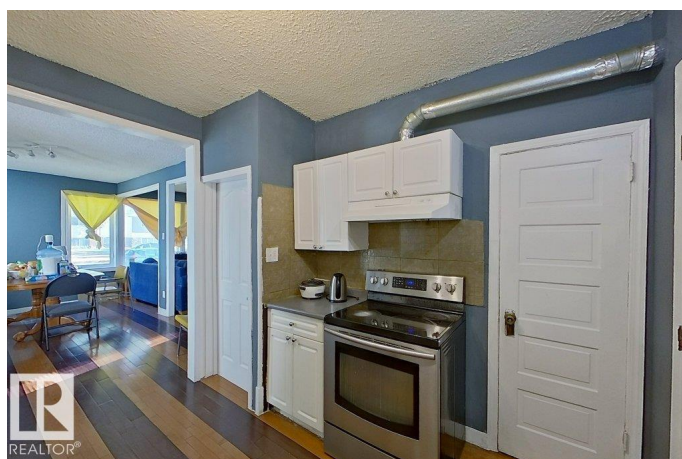
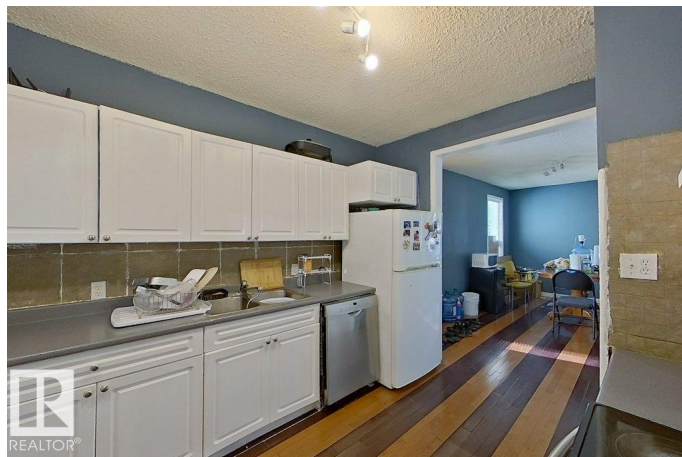
Built in 1916

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458905               |
| Price          | \$475,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 1916                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 10722 106 Street



|             |                   |
|-------------|-------------------|
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 2X9           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dryer, Stove-Countertop Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 2                                                           |
| Has Suite    | Yes                                                         |
| Has Basement | Yes                                                         |
| Basement     | Full, Finished                                              |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Slab                                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 08              |

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Listing information last updated on October 22nd, 2025 at 10:02am MDT