



## 9648 106 Avenue 2 Edmonton AB

\$297,000

An affordable townhouse in a multi-family 4-plex with NO CONDO FEES, strategically located near DOWNTOWN EDMONTON. Nestled at the edge of the highly anticipated Downtown Arts District, Royal Alberta Museum, and Canada Post office, this residence provides seamless access to City Hall, Citadel Theatre, Jasper Avenue, and Rogers Arena. 1017 sq.ft. of living space, 3 bedrooms, 2 full baths, and abundant comfort. The layout includes a spacious living room and a well-crafted kitchen with custom cabinetry, stainless appliances, and a family-size dining area. A full 4-piece bath graces the main floor, while the upper level hosts three bedrooms and a second full bath. The finished basement adds significant value with a generously sized recreational room. Enhancing convenience, the property comes with a single-car garage. Embrace affordable living without the burden of condo fees, making this townhouse an ideal choice for those seeking comfort, accessibility, and a vibrant urban lifestyle.

Listing Presented By:



Originally Listed by:  
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