



## 10707 102 Avenue 406 Edmonton AB

\$189,000

Stunning downtown condo at The MONOCO, located at 10707-102 Ave - #406 overlooks the newly developed WAREHOUSE PARK (complete 2025)! CAN YOU IMAGINE this park outside your door! Spacious 2-bedroom-1-bath condo/titled heated underground parking stall. Large living room features cozy corner fireplace, while the dining area overlooks a modern kitchen/window that opens to the walkway. The generously sized primary bedroom boasts a large closet and views of the park, while the second bedroom is perfect for guests or home office. The bathroom comes/tub and shower combo. Over 900 sq ft of living space. You'll enjoy the warmth of the corner fireplace&the expansive balcony. Newly painted,the condo also showcases beautiful NEW countertops and trendy NEW backsplash. Located directly across from Norquest College and just two blocks from MacEwan University and Rogers Place. Just a quick walk to work! This is the PERFECT downtown living space you've been waiting for. This is THE one and an exceptional opportunity!

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

lynnegullion@gmail.com  
<http://www.dreamhomedmonton.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)