



## 10909 106 Street 71 Edmonton AB

\$274,900

Welcome to McDougall Landing, just minutes from Downtown. This charming two-storey townhouse features a spacious front porch, a single attached garage, and a total of 1,392 sq.ft. across two levels plus a newly fully finished basement. The main floor includes a generous living room with corner fireplace and a kitchen with an extended island, S/S appliances, and dining area that leads to the rear deck. A convenient 2-pc power room completes this level. On the upper floor, you'll find a large primary bedroom with a walk in closet, 2 additional sizable bedrooms, and a 4-pc bath. The newly finished basement offers a versatile rec room, a fourth bedroom and a 3-pc bath. Situated in a quiet complex with mature tree-lined streets, this home is within walking distance to the LRT, Grant MacEwan, NAIT, Rogers Arena, Kingsway Garden Mall and the Royal Alexandra Hospital. Don't miss this opportunity!

Listing Presented By:



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