

\$435,000 - 2 10235 111 Street, Edmonton

MLS® #E4430745

\$435,000

2 Bedroom, 1.50 Bathroom, 1,354 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

PRIME LOCATION & VERSATILE

OPPORTUNITY! This rare DOWNTOWN

townhome blends lifestyle and flexibility.

Located on 111 St across from Grant

MacEwan, steps from Tim Hortons, Brewery

District, Rogers Place & Jasper Ave. Zoned

COMMERCIAL DC2, it's fully renovated &

wired as an office—ideal as a high-end home,

retail space, or live-work setup! Fully fenced

with a large front deck leading to double doors,

9 ft ceilings, open concept living/conference

room & den. Stylish vinyl plank floors, modern

kitchen w/ sleek cabinetry & SS appliances.

Upstairs has 2 spacious beds/offices + bonus

room, 3pc bath & laundry. DOUBLE

ATTACHED TANDEM GARAGE + ample

street parking. Flexible use + unbeatable

location = a must see!

Built in 2001

Essential Information

MLS® # E4430745

Price \$435,000

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,354

Acres 0.00



| | |
|------------|-------------------|
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2 10235 111 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2V5 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows |
| Parking | Double Garage Attached, Tandem |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Commercial, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 63 |
| Zoning | Zone 12 |

Condo Fee \$519

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:32am MDT