

## \$499,900 - 10219 111 Street, Edmonton

MLS® #E4417383

**\$499,900**

2 Bedroom, 2.50 Bathroom, 1,998 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Unique & Spacious Carriage Townhome in a Prime Location! A Rare find! Discover this exceptional 1997 2/3 bedroom 2.5 baths. 3 level home with dble garage in Railtown Estates. An open-concept design, this residence is filled with natural light & boasts vaulted ceilings, with a welcoming ambiance. The main level offers a spacious living room with a cozy 3-sided fireplace, a kitchen adorned with white cabinetry & granite tops. A bright dining area that leads to a west-facing private balcony with a gas BBQ hook-up—perfect for summer. Also includes a convenient 1/2 bath/laundry area & 2 large bedrooms. The primary features a luxurious ensuite with stone tile and a glass shower. The third floor is a versatile loft space, ideal as a den, home office, or even a 2nd primary suite, complete with its own 4-piece ensuite and an east facing balcony. A new upgraded furnace, hot water tank & AC leased for \$200.00 per/mth. Steps to LRT, MacEwan & the river valley. Zoning allows home-based business.

Built in 1999

### Essential Information

MLS® #	E4417383
Price	\$499,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,998
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	10219 111 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V6

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Gated Community, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	99
Zoning	Zone 12
Condo Fee	\$839

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