

## \$210,000 - 107 6708 90 Avenue, Edmonton

MLS® #E4451062

**\$210,000**

2 Bedroom, 1.00 Bathroom, 1,099 sqft  
Condo / Townhouse on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to your new haven in the heart of Ottewell! This sprawling two-bed, one-bath condo offers 1098 square feet of prime living space. Step inside and be greeted by the vastness of the open concept layout, where you'll have plenty of room to stretch your legs (and your imagination). This condo is not just about space; it's about potential! Picture this: open floor plan ideal for those creative afternoons when you decide you want to build that perfect LEGO city (who said adulthood meant giving up childhood joys?). And wait, there's more! Do you have two vehicles in your life? No problem! This gem comes with two parking stalls—one is covered and energized, ensuring your car won't have to brave the elements. All this comes at a crazy good price that's almost as shocking as finding the last LEGO piece you thought you'd lost forever. Don't miss out on the chance to make this fantastic condo your own! It's the perfect blend of space & comfort all in a well run building close to public transit & amenities.

Built in 2004

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451062  |
| Price  | \$210,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,099                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 107 6708 90 Avenue |
| Area        | Edmonton           |
| Subdivision | Ottewell           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 0P2            |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | On Street Parking, Intercom, Storage-In-Suite, See Remarks |
| Parking Spaces | 2                                                          |
| Parking        | 2 Outdoor Stalls                                           |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, Natural Gas                                          |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Mantel                                                                     |
| # of Stories | 3                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                   |
| Exterior Features | Landscaped, Private Setting, Public Transportation, Schools, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, See Remarks |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 18          |
| Condo Fee      | \$679            |

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 August 11th, 2025 at 10:02am MDT