

\$99,900 - 3 5635 105 Street, Edmonton

MLS® #E4450170

\$99,900

2 Bedroom, 1.00 Bathroom, 716 sqft

Condo / Townhouse on 0.00 Acres

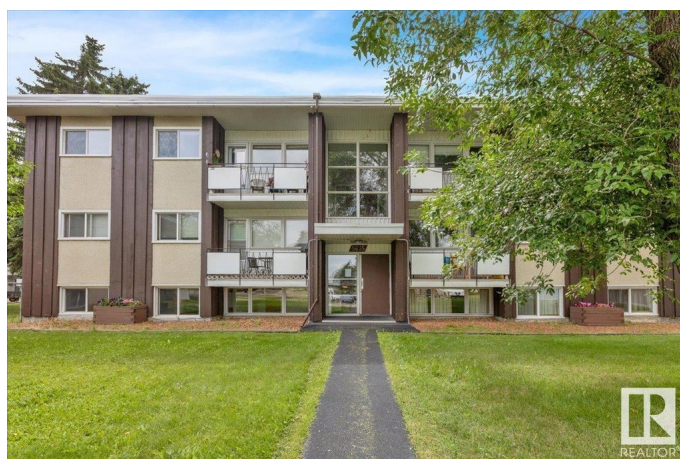
Pleasantview (Edmonton), Edmonton, AB

CASHFLOW! Either as an investment, or as your home where you will be paying **LESS THAN CURRENT RENTAL RATES!** Welcome to this 2 BEDROOM unit with tons of **NATURAL LIGHT!** Located in the **HIGHLY ACCESSIBLE PLEASANTVIEW**, right off of Calgary Trail, next to Southgate Mall, with tons of bus routes and an **LRT STOP!** Look no further for **WALKABLE GROCERIES** and commercial access, but paired with the **GORGEOUS Mt. Pleasant park**, and **SO CLOSE** to the **RIVER VALLEY** and **UNIVERSITY!** This unit is nestled in a complex with several small low rises and row houses, giving an instant community feel! With condo fees **UNDER \$300**, there is abounding opportunity here. 2 well sized bedrooms, ample storage, and a **LARGE OPEN LIVING ROOM**, this home is a perfect blueprint to move in right away or change how you see fit. The numbers don't lie - let this opportunity empower your finances today!

Built in 1963

Essential Information

MLS® #	E4450170
Price	\$99,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	716
Acres	0.00
Year Built	1963
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	3 5635 105 Street
Area	Edmonton
Subdivision	Pleasantview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2N2

Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor
Parking	Stall

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 29th, 2025
-------------	-----------------

Days on Market	3
Zoning	Zone 15
Condo Fee	\$293

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 1st, 2025 at 4:17am MDT