

## \$164,900 - 304 6210 101 Avenue, Edmonton

MLS® #E4454492

### \$164,900

1 Bedroom, 1.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Fulton Place, Edmonton, AB

Great Condo!! Great Location!! Top Floor Unit!! This condo is located in Fulton Place with easy access to downtown, schools and shopping. There is an ETS bus stop in front of the complex. Capilano Mall is only 1 block away. This one bedroom, one bathroom home is spacious and has large rooms. French doors open to a flex room or den which has a large closet for storage. This space can be used for what ever you may need. The Primary bedroom is a good size, and has a large walk-in closet. The bathroom is a 4 piece with a tub/shower combo and a tiled floor. The East facing patio door leads out to the deck which over looks opened green space. There is a separate laundry room with a combo washer/dryer. The parking is covered and has an over sized parking stall. This condo has been freshly painted, and shows very well.

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454492  |
| Price          | \$164,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 809       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1993                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 6210 101 Avenue |
| Area        | Edmonton            |
| Subdivision | Fulton Place        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6A 0H1             |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Intercom, Security Door |
| Parking   | Single Carport          |

### Interior

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                         |
| # of Stories | 3                                                                                              |
| Stories      | 1                                                                                              |
| Has Basement | Yes                                                                                            |
| Basement     | None, No Basement                                                                              |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stucco                         |
| Exterior Features | Corner Lot, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stucco                         |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 19           |

Condo Fee                \$374

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Listing information last updated on August 25th, 2025 at 10:32am MDT