

\$118,000 - 304 9917 110 Street, Edmonton

MLS® #E4434847

\$118,000

1 Bedroom, 1.00 Bathroom, 544 sqft

Condo / Townhouse on 0.00 Acres

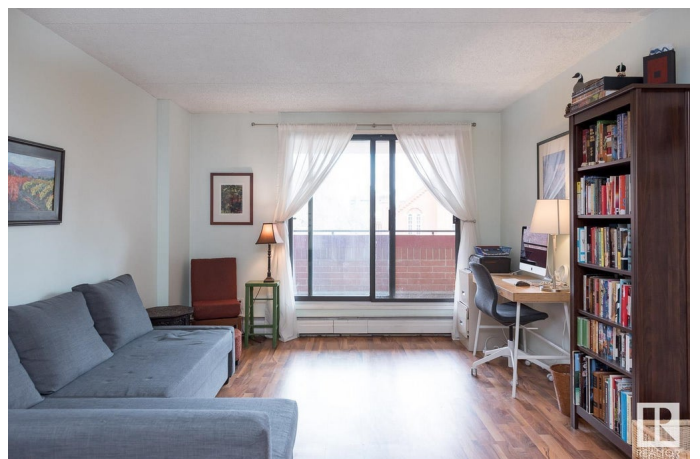
WÃ@hkwÃªntÃ´win, Edmonton, AB

This is a great opportunity in Oliver to have as your first home or add to your investment portfolio! The proximity to the Grandin LRT station is a huge plus, especially for university students or anyone looking for convenient transportation options. The updates to the unit, including laminate flooring, an updated kitchen with stainless steel appliances, and in-suite laundry, make it very attractive to potential renters or buyers. The large balcony with a lovely view adds to the appeal, and the fact that the building is concrete construction means it's likely to be quieter and more durable than other options. The inclusion of an underground parking stall is also a nice bonus, and the fact that it's pet-friendly could broaden the potential tenant pool. Overall, this unit has a lot of desirable features and could be an excellent addition to any investor's portfolio or a great starter home for a first-time buyer. Don't miss out on this fantastic opportunity!

Built in 1981

Essential Information

| | |
|------------|-----------|
| MLS® # | E4434847 |
| Price | \$118,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 544 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 304 9917 110 Street |
| Area | Edmonton |
| Subdivision | WÃ©hkwÃ©ntÃ©win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2N4 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Patio, Secured Parking |
| Parking | Heated, Underground |

Interior

| | | | | |
|--------------|---|----------------|---------------|---------|
| Appliances | Dishwasher-Built-In, Washer/Dryer, Stove-Electric | Garage Opener, | Refrigerator, | Stacked |
| Heating | Hot Water, Natural Gas | | | |
| # of Stories | 12 | | | |
| Stories | 1 | | | |
| Has Basement | Yes | | | |
| Basement | None, No Basement | | | |

Exterior

| | | | | |
|-------------------|--|------------------------|----------|--|
| Exterior | Concrete, Brick | | | |
| Exterior Features | Golf Nearby, Playground Nearby, Shopping Nearby, View City | Public Transportation, | Schools, | |
| Roof | Tar & Gravel | | | |
| Construction | Concrete, Brick | | | |
| Foundation | Concrete Perimeter | | | |

Additional Information

Date Listed May 6th, 2025

Days on Market 3

Zoning Zone 12

Condo Fee \$551

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 May 9th, 2025 at 3:32pm MDT