# \$339,000 - 804 9741 110 Street, Edmonton

MLS® #E4422670

#### \$339.000

2 Bedroom, 2.00 Bathroom, 1,094 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

UNBEATABLE VALUE IN GRANDIN – WEST-FACING RIVER VALLEY SUNSET VIEWS, RENOVATED 2 BED 2 BATH, HARDWOOD FLOORING, UPDATED KITCHEN, AIR CONDITIONING, STORAGE & UNDERGROUND PARKING! Located in Grandin in WîhkwÃantôwin (formerly Oliver), just steps from Constable Ezio Faraone Park, High Level Bridge, the antique Streetcar stop and Government LRT Station, this home is only three blocks south of Jasper Ave & 110 Street. Best features include an open-concept kitchen flowing into the living and dining space, picturesque views of mature tree-lined streets, a massive balcony with a storage room, and oversized, well-separated bedrooms. Upgrades include granite countertops, LED lighting, immaculate hardwood throughout with tile in the kitchen and bathrooms, walk-in closets with organizers, and a cozy corner electric fireplace. Premium amenities include a small gym, heated underground parking, and part-time on-site management. This 18+, no-pet building is quiet, clean, and in an unbeatable location!

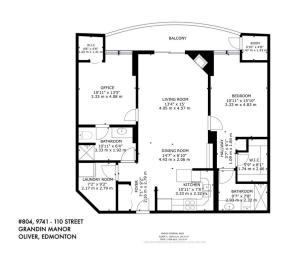
Built in 1999

#### **Essential Information**

MLS® # E4422670







Price \$339,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,094 Acres 0.00

Year Built 1999

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

## **Community Information**

Address 804 9741 110 Street

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2V8

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke,

Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite,

Storage-Locker Room, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Parkade, Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Heat Pump, Electric

Fireplace Yes

Fireplaces Corner

# of Stories 18

Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Concrete, Brick, Stucco

Exterior Features Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance

Landscape, Park/Reserve, Public Transportation, River Valley View,

River View, Schools, Shopping Nearby, View City

Roof Tar & T

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary OLIVER

Middle WESTMINSTER

High VICTORIA

## **Additional Information**

Date Listed February 24th, 2025

Days on Market 45

Zoning Zone 12

Condo Fee \$571

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Listing information last updated on April 10th, 2025 at 1:17am MDT