

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

MLS® #E4415766

**\$118,000**

1 Bedroom, 1.00 Bathroom, 544 sqft

Condo / Townhouse on 0.00 Acres

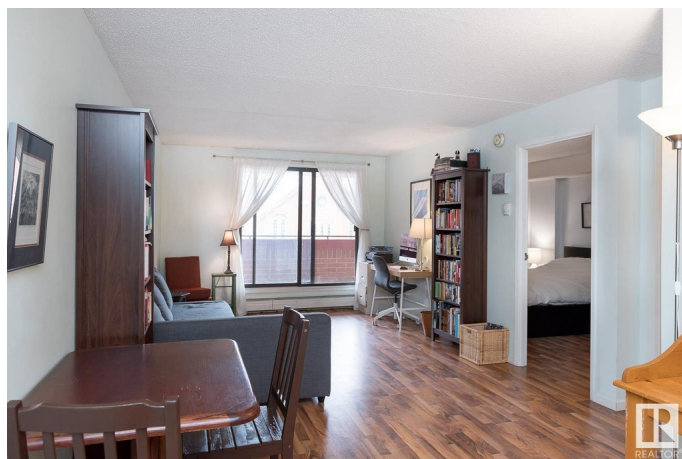
W&hkw&nt&win, Edmonton, AB

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® #	E4415766
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	Apartment High Rise
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	Recreation Room/Centre
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 10th, 2024
Days on Market	142
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 April 30th, 2025 at 10:17pm MDT