

## \$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&#229;hkw&#229;nt&#229;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 | 131                 |
| Zoning         | Zone 12             |
| Condo Fee      | \$551               |

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