

## \$226,500 - 102 9715 110 Street, Edmonton

MLS® #E4446474

**\$226,500**

2 Bedroom, 2.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

W&#x26;hkw&#x2013;win, Edmonton, AB

Welcome to this magnificent 2 bed 2 bath + DEN ground floor condo in W&#x26;hkw&#x2013;win on the edge of the RIVER VALLEY and the ALBERTA LEGISLATOR. This spacious unit opens up in the living area with a beautiful kitchen, newer S/S appliances, a CENTRE ISLAND and plenty of counter and cabinet space. The living room is maximized for functionality and brings in plenty of natural light from the east facing patio door. There is even room for a separate dining room. The front has separate room that can be used as an office, den or storage room. On the patio you have plenty of space for chairs or a BBQ and a covered gazebo. Towards the back of the unit is the primary bedroom with a 4 pc ensuite and a wrap around walk-in closet. The second bedroom is right across the hall with a walk in closet. Finally the guest 4pc bathroom and laundry wrap up the unit. The condo fee includes ALL UTILITIES, one underground parking stall and access to a GUEST SUITE. All furniture may be included in the sale.

Built in 1980

### Essential Information

MLS® # E4446474

Price \$226,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 9715 110 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2M1

### Amenities

Amenities	Off Street Parking, Guest Suite, Patio, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Furniture Included, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Golf Nearby, Hillside, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City,

	View Downtown
Roof	Flat
Construction	Concrete
Foundation	Concrete Perimeter

### School Information

Elementary	W&hkw&nt&win School
Middle	Westminster School
High	Victoria School

### Additional Information

Date Listed	July 8th, 2025
Days on Market	50
Zoning	Zone 12
Condo Fee	\$940

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