

## \$144,900 - 309 10335 117 Street, Edmonton

MLS® #E4427468

**\$144,900**

1 Bedroom, 1.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ntwin, Edmonton, AB

Welcome to this beautifully updated 1 bedroom, 1 bathroom condo, offering both comfort and style in a fantastic location (walking distance to Grant MacEwan, Rogers Place, shopping, groceries and more)! With low condo fees, this home is ideal for first-time buyers, downsizers, or investors (lots of rental interest). The unit boasts a number of recent updates, both inside and out, ensuring modern convenience and peace of mind. And an assigned parking stall! Recent building updates (last 5-7 years) include a new roof, updated decks and railings, new windows, and patio doors, as well as an upgraded boiler system, ensuring the property is both energy-efficient and well-maintained. Inside the suite has upgrades to the electrical wiring, along with a renovated kitchen and bathroom.

With its combination of modern amenities, low maintenance, location and excellent updates, this condo is truly a turn-key property ready for you to move in and enjoy. Don't miss out on the opportunity to call this place home!

Built in 1973

### Essential Information

MLS® # E4427468

Price \$144,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 771                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 309 10335 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X9              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Storage-In-Suite |
| Parking   | Stall                                   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco, Vinyl   |
| Exterior Features | Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 12          |
| Condo Fee      | \$414            |

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Listing information last updated on April 18th, 2025 at 7:17am MDT