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

MLS® #E4415766

# \$118,000

1 Bedroom, 1.00 Bathroom, 544 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, 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**

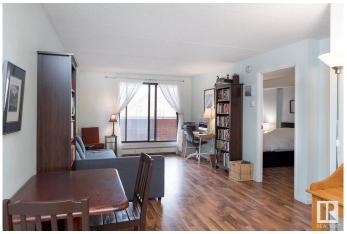
MLS® # E4415766 Price \$118,000

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 WîhkwÃantôwin

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 & amp; Gravel Construction Concrete, Brick

Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 10th, 2024

Days on Market 141

Zoning Zone 12

Condo Fee \$551

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