

## \$138,500 - 10255 117 Street, Edmonton

MLS® #E4437510

**\$138,500**

2 Bedroom, 1.00 Bathroom, 705 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Be the first to enjoy this stylish, renovated 2b/1b end unit with new engineered hardwood floors and fresh neutral paint throughout. The main living space is open+bright w/sliding glass doors to balcony w/treed view. Picture yourself cooking in this freshly remodelled white kitchen w/all new soft-close cabinets, laminate countertops, subway tile backsplash & convenient new dishwasher. Down the hall are 2 spacious bedrooms, large storage room, linen closet & updated bathroom w/new paint, floors & vanity. Well managed building w/low condo fee that includes heat+water, laundry and an energized parking stall for your use. Ideal central Oliver location is walkable to countless nearby amenities, including Brewery District and across the street from Oliver school+playground. Easy access to public transit with UofA, GMAC and NAIT just minutes away. Tucked away on a quiet street but close enough to all the action downtown brings...Affordable downtown living awaits! NOTE: Some photos have been virtually staged.

Built in 1969

### Essential Information

MLS® # E4437510

Price \$138,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 705                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10255 117 Street |
| Area        | Edmonton         |
| Subdivision | WÃ©hkwÃ©ntÃ©win  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5K 1X7          |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Storage-In-Suite, See Remarks |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 3   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                            |
|--------------|----------------------------|
| Roof         | Tar & Gravel               |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Wihkwentowin (Oliver) |
|------------|-----------------------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 12        |
| Condo Fee      | \$503          |

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Listing information last updated on June 15th, 2025 at 3:32pm MDT