

## \$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&hkw&nt&win, Edmonton, AB

Welcome to this magnificent 2 bed 2 bath + DEN ground floor condo in W&hkw&nt&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.

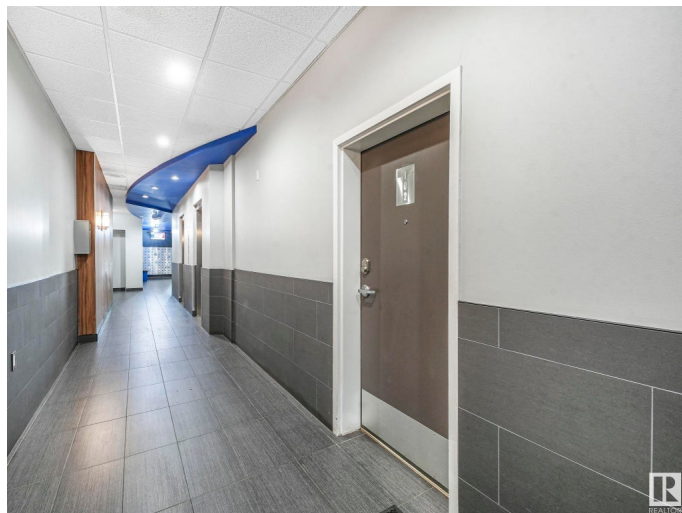
Built in 1980

### 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&#x26;hkw&#x2013;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&ntwin School |
| Middle     | Westminster School |
| High       | Victoria School    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 12        |
| Condo Fee      | \$940          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 10:02am MDT