

Courtesy Of Cara Yaremko Of Realty Innovations

## **\$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&#228;hkw&#227;nt&#227;win, Edmonton, AB

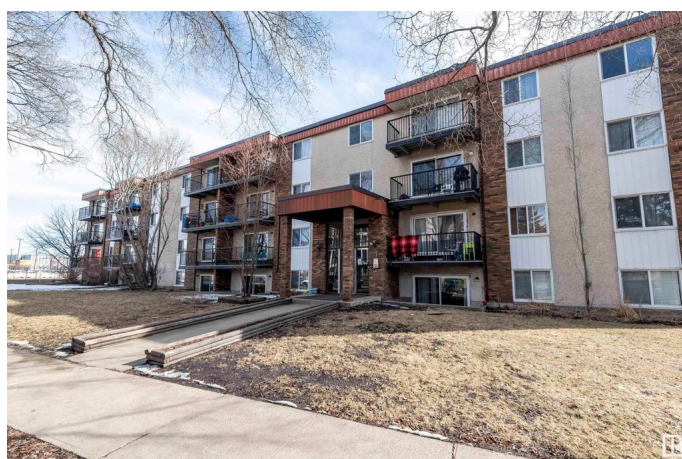
Welcome to this beautifully updated 1 bedroom, 1 bathroom condo, offering both comfort and style in a fantastic location (walking distance to Grant MacEwan, Rogers Place, shopping, groceries and more)! With low condo fees, this home is ideal for first-time buyers, downsizers, or investors (lots of rental 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	15
Zoning	Zone 12
Condo Fee	\$414

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Listing information last updated on April 10th, 2025 at 5:47am MDT