

## \$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&nt&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!

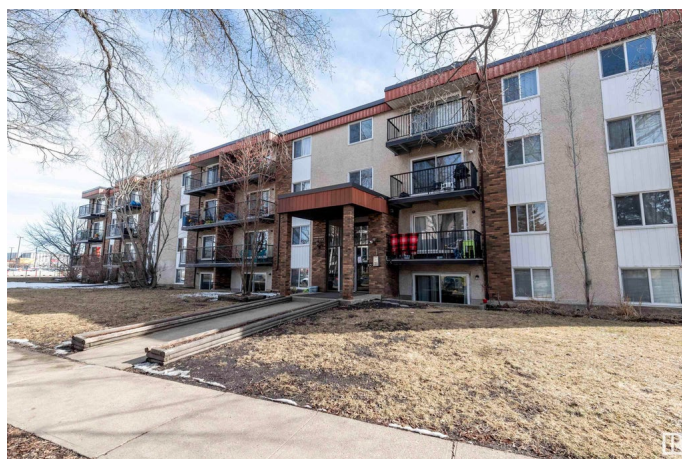
Built in 1973

### 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	40
Zoning	Zone 12
Condo Fee	\$414

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 May 5th, 2025 at 7:02pm MDT