

\$309,900 - 402 9741 110 Street, Edmonton

MLS® #E4432802

\$309,900

2 Bedroom, 2.00 Bathroom, 1,065 sqft
Condo / Townhouse on 0.00 Acres

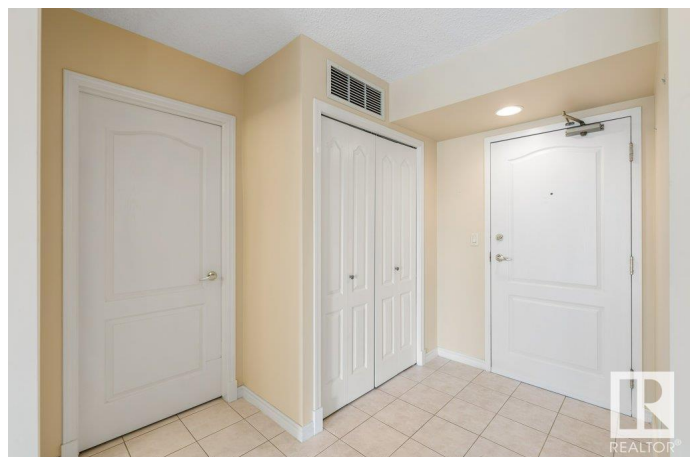
Wähkwãntãwin, Edmonton, AB

Live, Work & Invest in the Heart of Downtown!
This spacious 2 bed, 2 bath condo w/ titled underground parking & A/C is perfect for professionals & investors looking to experience the best of downtown living - steps to the LRT, river valley trails, shopping, and minutes from the Ice District, Brewery District, and U of A. Inside, the open-concept layout features a bright white kitchen w/ a breakfast bar and built-in hutch in the dining area & a spacious living area w/ a cozy gas fireplace. Step out to the south facing balcony w/ stunning Legislature views, a gas hookup, and dedicated storage space. The primary suite has a walk-in closet and 4-piece ensuite, while the second bedroom offers its own walk-in closet and 3-piece ensuiteÉideal for professionals, roommates, or guests. This well-managed building includes a fitness room, ample visitor parking, and an on-site manager. Condo fees cover heat and water. With a strong reserve fund and a fantastic location, this is an opportunity you donÉt want to miss!

Built in 1999

Essential Information

| | |
|--------|-----------|
| MLS® # | E4432802 |
| Price | \$309,900 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,065 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 402 9741 110 Street |
| Area | Edmonton |
| Subdivision | WÃ©hkwÃ©ntÃ©win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2V8 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Secured Parking, Storage-In-Suite |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Heat Pump, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| # of Stories | 18 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|-------------------------|
| Exterior | Concrete, Brick, Stucco |
|----------|-------------------------|

| | |
|-------------------|--|
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof | Tar & Gravel |
| Construction | Concrete, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 74 |
| Zoning | Zone 12 |
| Condo Fee | \$578 |

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Listing information last updated on July 8th, 2025 at 8:47am MDT