

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

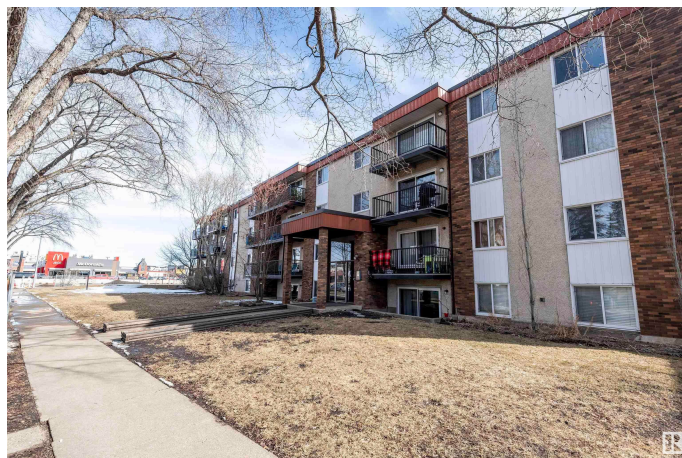
Wähkwãntãwin, Edmonton, AB

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 | 23 |
| 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 April 18th, 2025 at 10:17am MDT