

Courtesy Of Tyler J Suchan Of RE/MAX River City

## \$250,000 - 109 10308 114 Street, Edmonton

MLS® #E4420133

### \$250,000

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Renovated main floor corner unit in a quiet part of downtown. Enjoy the air conditioning in our beautiful Edmonton summers and the cozy up to the gas fireplace in our winters (and a newer high efficiency furnace to keep you warm as well). This corner unit has lots of windows for natural light and dual direction blinds for added privacy. Bring out your inner chef with the fully upgraded kitchen - newer appliances, cabinets, fixtures, fresh paint, and more! Clean up is a breeze with vinyl flooring throughout (no carpet). Convenience of underground parking, a storage cage in front of the stall, visitor parking along the back alley and your unit has a gate on the patio for access which makes it easy to drop off groceries, go for a walk, or let your visitors in. Ah, the simple life! The building itself has a large social room, library/gym, and car wash. It is also well maintained with an organized board prepared for future projects. The location is within walking distance of absolutely everything. Act Now!

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4420133  |
| Price    | \$250,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,093                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 109 10308 114 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2X2              |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Intercom, Parking-Visitor, Party Room, Storage Cage |
| Parking   | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 62                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$515              |

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Listing information last updated on April 6th, 2025 at 3:32am MDT