

Courtesy Of John L Mattiello Of RE/MAX Elite

## **\$209,900 - 101 10235 116 Street, Edmonton**

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MLS® #E4424249

**\$209,900**

1 Bedroom, 1.00 Bathroom, 727 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Located in the heart of Downtown, close to the UofA, Grant MacEwan, NorQuest, restaurants and all of the amenities city center has to offer! Spacious 1 bed 1 bath condo featuring soaring 10 ft ceilings, 726 Sq.Ft and an open-concept design. The bright living space boasts engineered flooring throughout the living room, kitchen, hallway, and bedroom, while the bathroom is finished with ceramic tile. Kitchen offers stainless steel appliances, granite countertops, high cupboards with crown molding, and a spacious eating area that flows into the living room. Step out onto the wrap around front west-facing balcony, complete with a gas BBQ hookup, perfect for entertaining. Stay comfortable year-round with air conditioning in the living room. The large bedroom features a walk-in closet and direct access to the 4-piece bathroom, which is also accessible from the hallway. Additional conveniences include in-suite laundry. Titled double in-line underground parking stalls & assigned storage.



Built in 2008

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4424249  |
| Price    | \$209,900 |
| Bedrooms | 1         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 727                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 10235 116 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1W3              |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Air Conditioner              |
| Parking Spaces | 2                            |
| Parking        | Heated, Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 6th, 2025

Days on Market      29

Zoning                Zone 12

Condo Fee            \$478

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Listing information last updated on April 4th, 2025 at 6:17pm MDT