

Courtesy Of Dwight C Jones Of RE/MAX Excellence

# \$349,900 - 1402 9741 110 Street, Edmonton

MLS® #E4425984

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

STUNNING SOUTH FACING VIEWS of the Legislature & the River Valley. This 1059 sq.ft. 14th Floor CONDO features 2 bedrooms, 2 baths, with a fantastic large balcony boasting a breathtaking view. Plus on the balcony there's a storage area. The unit offers a spacious open concept layout with a cozy corner fireplace in the living room. The bright kitchen comes with stainless steel appliances, ample cupboard space & a huge bonus is IN\_SUITE LAUNDRY. The Lifestyle here is fantastic! You can walk, bike, scoot, or use LTR to so many great venues, restaurants, greenspaces, trails and so much more! Some of the extras: central air conditioning, gas bbq hook-up on balcony, exercise room, as well as an oversized, titled UNDERGROUND parking stall (#176). The fantastic location is steps away from the GRANDIN LRT Station, close to the UofA and the river valley trail system. It is a must see.

Built in 1999

## Essential Information

MLS® #	E4425984
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060



Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1402 9741 110 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V8

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	21
Zoning	Zone 12
Condo Fee	\$578

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Listing information last updated on April 6th, 2025 at 8:32pm MDT