

## \$240,000 - 109 10308 114 Street, Edmonton

MLS® #E4429806

**\$240,000**

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

Wow, wow, wow! Beautifully renovated main floor corner unit in a quiet part of downtown. Too many upgrades to even mention.....air conditioning, newer appliances, fresh paint, vinyl flooring throughout (no carpet), underground parking, a storage cage in front of the parking, a newer furnace, new lighting, recently maintained/inspected fireplace, cabinets, fixtures, lots of windows for natural light, etc. 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. 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, it's just so easy! The location is within walking distance of absolutely everything. Whether you are a student at Grant MacEwan (as long as 30+), Young Professional looking for a first home, a retiree looking to simplify life, or anything else in between, this home is a great choice!

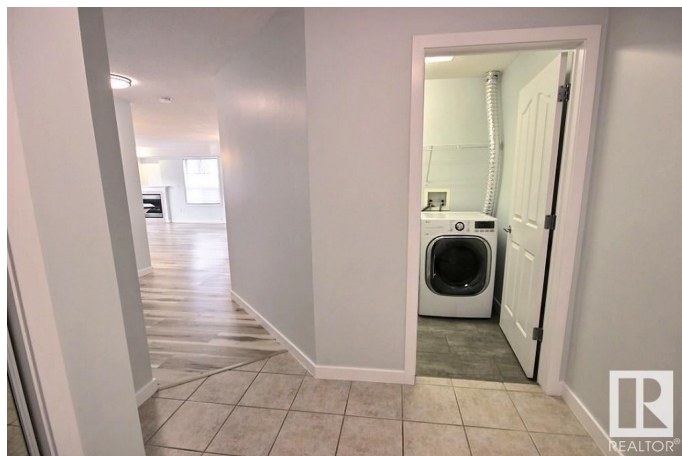
Built in 2002

### Essential Information

MLS® # E4429806

Price \$240,000

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	W&hkw&ant&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	April 9th, 2025
Days on Market	21
Zoning	Zone 12
Condo Fee	\$515

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Listing information last updated on April 30th, 2025 at 4:02pm MDT