# \$245,000 - 303 10046 110 Street, Edmonton

MLS® #E4427993

### \$245,000

2 Bedroom, 2.00 Bathroom, 843 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Located in the ultra convenient Grandin area of Oliver which is one of Edmonton's most sought after communities. Centrally located, you are within one block of a grocery store, the LRT (light rail transit) Government Centre stop, restaurants, the river valley trail system, and so much more! Excellent setup for students with University of Alberta, Grant MacEwan and NAIT easily accessible by public transit. This open plan 2 bedroom, 2 bathroom unit is perfect for room mates with tons of storage space, in-suite laundry, balcony with natural gas hook up. The interior has a spacious feel with 9 foot ceilings and includes upgraded finishes such as in floor heating, ceramic tile flooring, newer carpet (2023), Hunter Douglas blinds, and a gas fireplace. The unit also includes a titled heated underground parking stall (#44). Quick possession is available.

Built in 2002

#### **Essential Information**

MLS® # E4427993

Price \$245,000

Bedrooms 2

Bathrooms 2.00

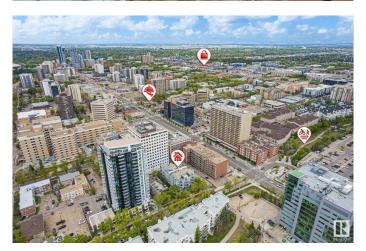
Full Baths 2

Square Footage 843

Acres 0.00







Year Built 2002

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 303 10046 110 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2Y2

#### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Intercom, Parking-Visitor, Secured

Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Single Indoor, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating In Floor Heat System, Natural Gas

Fireplace Yes
Fireplaces Mantel

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Public Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 81

Zoning Zone 12

Condo Fee \$655

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Listing information last updated on June 16th, 2025 at 10:17pm MDT