

## \$309,900 - 402 9741 110 Street, Edmonton

MLS® #E4432802

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ntwin, Edmonton, AB

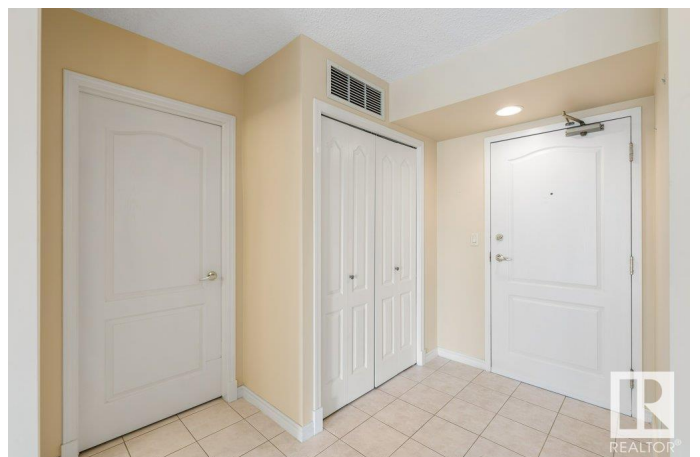
Live, Work & Invest in the Heart of Downtown! This spacious 2 bed, 2 bath condo w/ titled underground parking & A/C is perfect for professionals & investors looking to experience the best of downtown living - steps to the LRT, river valley trails, shopping, and minutes from the Ice District, Brewery District, and U of A. Inside, the open-concept layout features a bright white kitchen w/ a breakfast bar and built-in hutch in the dining area & a spacious living area w/ a cozy gas fireplace. Step out to the south facing balcony w/ stunning Legislature views, a gas hookup, and dedicated storage space. The primary suite has a walk-in closet and 4-piece ensuite, while the second bedroom offers its own walk-in closet and 3-piece ensuite—ideal for professionals, roommates, or guests. This well-managed building includes a fitness room, ample visitor parking, and an on-site manager. Condo fees cover heat and water. With a strong reserve fund and a fantastic location, this is an opportunity you don't want to miss!

Built in 1999

### Essential Information

MLS® # E4432802

Price \$309,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 9741 110 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V8

### Amenities

Amenities	Air Conditioner, Secured Parking, Storage-In-Suite
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
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Exterior Features	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$578

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Listing information last updated on April 29th, 2025 at 10:32am MDT