

Courtesy Of Tyler J Suchan Of RE/MAX River City

## \$250,000 - 109 10308 114 Street, Edmonton

MLS® #E4420133

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Renovated main floor corner unit in a quiet part of downtown. Enjoy the air conditioning in our beautiful Edmonton summers and the cozy up to the gas fireplace in our winters (and a newer high efficiency furnace to keep you warm as well). This corner unit has lots of windows for natural light and dual direction blinds for added privacy. Bring out your inner chef with the fully upgraded kitchen - newer appliances, cabinets, fixtures, fresh paint, and more! Clean up is a breeze with vinyl flooring throughout (no carpet). Convenience of underground parking, a storage cage in front of the stall, 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. Ah, the simple life! 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. The location is within walking distance of absolutely everything. Act Now!

Built in 2002

### Essential Information

MLS® #	E4420133
Price	\$250,000
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	WÃ©hkwÃ©ntÃ©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	February 3rd, 2025
Days on Market	62
Zoning	Zone 12
Condo Fee	\$515

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 11:47am MDT