

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 | 25               |
| Zoning         | Zone 12          |
| Condo Fee      | \$578            |

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Listing information last updated on April 10th, 2025 at 2:17pm MDT