

## \$269,900 - 701 9809 110 Street, Edmonton

MLS® #E4447581

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Condo / Townhouse on 0.00 Acres

WÃ©hkwÃ©ntÃ©win, Edmonton, AB

Fantastic central location!! Steps to the LRT station and 1 stop to the University of Alberta, this 2 bedroom and 2 bathroom unit has an upgraded kitchen with Corian counters and newer stainless steel appliances, and the bathrooms have been upgraded too! With a beautiful downtown view from it's large, cozy balcony and a very short walk to the river valley, this unit is also close to many great restaurants and shopping. There is a fireplace in the large living room, loads of hardwood floors, in-suite laundry and an underground parking stall.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447581               |
| Price          | \$269,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,257                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 701 9809 110 Street |
| Area        | Edmonton            |
| Subdivision | W&hkw&ant&win       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2J9             |

## Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms |
| Parking Spaces | 1                                                                                                             |
| Parking        | Heated, Parkade, Stall                                                                                        |
| Has Pool       | Yes                                                                                                           |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Tile Surround                                                                                          |
| # of Stories      | 12                                                                                                     |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

## Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                                                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                                    |
| Construction      | Concrete, Composition                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                              |

## School Information

|            |                |
|------------|----------------|
| Elementary | Grandin School |
| Middle     | St. Catherine  |

High St. Joes

Additional Information

Date Listed July 14th, 2025  
Days on Market 40  
Zoning Zone 12  
Condo Fee \$1,009



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