

## \$118,000 - 304 9917 110 Street, Edmonton

MLS® #E4436761

**\$118,000**

1 Bedroom, 1.00 Bathroom, 544 sqft

Condo / Townhouse on 0.00 Acres

West Edmonton, Edmonton, AB

This is a great opportunity in West Edmonton to have as your first home or add to your investment portfolio! The proximity to the Grandin LRT station is a huge plus, especially for university students or anyone looking for convenient transportation options. The updates to the unit, including laminate flooring, an updated kitchen with stainless steel appliances, and in-suite laundry, make it very attractive to potential renters or buyers. The large balcony with a lovely view adds to the appeal, and the fact that the building is concrete construction means it's likely to be quieter and more durable than other options. The inclusion of an underground parking stall is also a nice bonus, and the fact that it's pet-friendly (with board approval) could broaden the potential tenant pool. Overall, this unit has a lot of desirable features and could be an excellent addition to any investor's portfolio or a great starter home for a first-time buyer. Don't miss out on this fantastic opportunity!

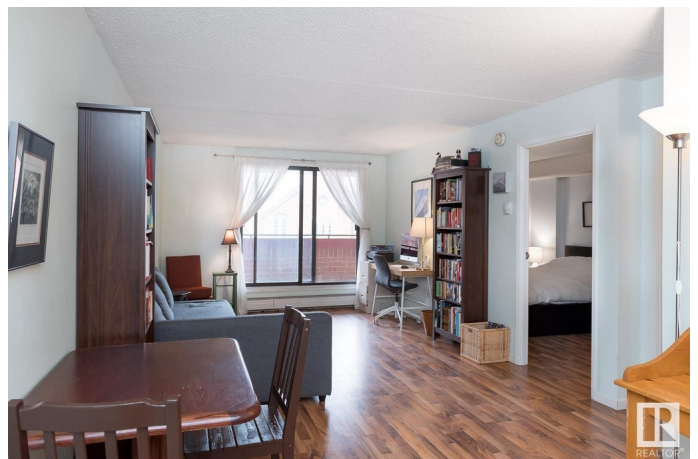
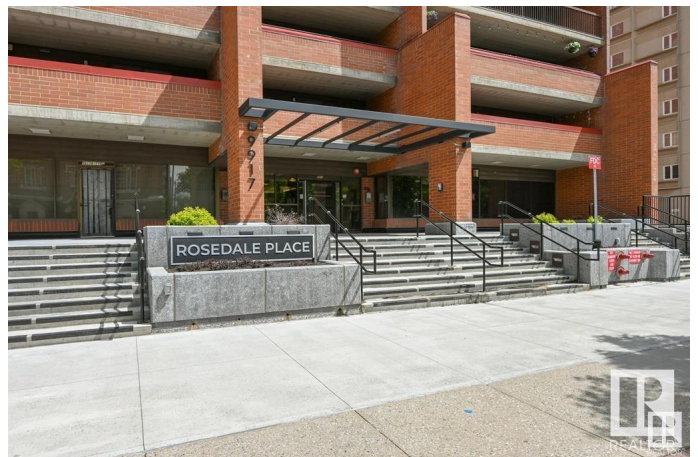
Built in 1981

### Essential Information

MLS® # E4436761

Price \$118,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 544                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 9917 110 Street |
| Area        | Edmonton            |
| Subdivision | W&hkw&ant&win       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2N4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Patio, Secured Parking |
| Parking   | Underground                               |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In,    Garage    Opener,    Stacked    Washer/Dryer, Stove-Electric |
| Heating      | Hot Water, Natural Gas   |
| # of Stories | 12   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 55             |
| Zoning         | Zone 12        |
| Condo Fee      | \$551          |

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Listing information last updated on July 8th, 2025 at 9:02am MDT