

## \$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	33
Zoning	Zone 12
Condo Fee	\$551

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