

Courtesy Of June A Rorke and Ian K Robertson Of RE/MAX Elite

## \$324,900 - 402 9741 110 Street, Edmonton

MLS® #E4426344

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,065 sqft  
Condo / Townhouse on 0.00 Acres

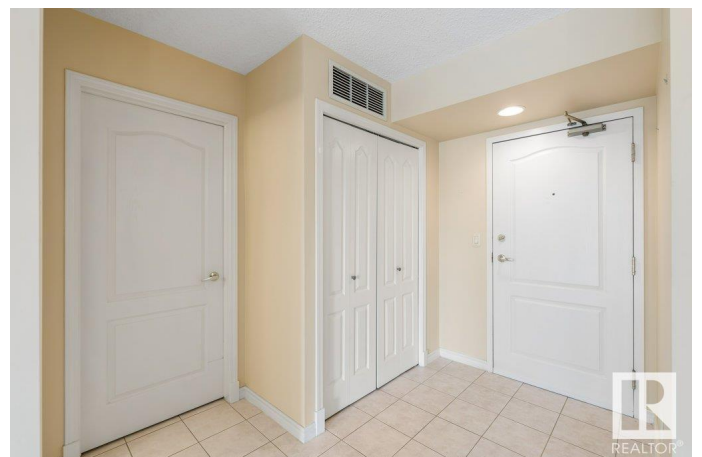
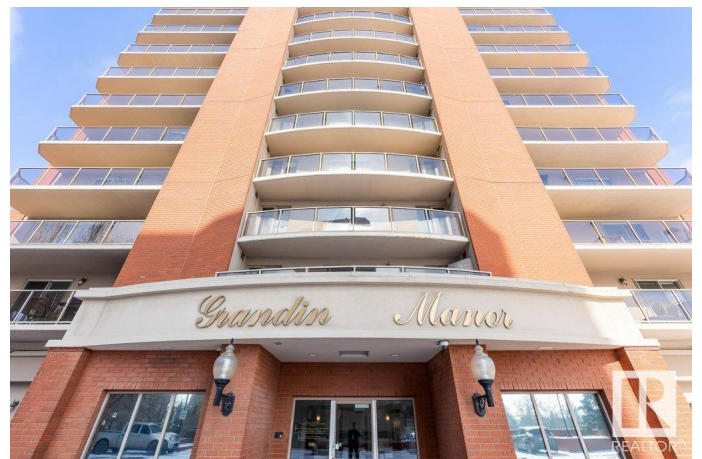
W&hkw&ant&win, Edmonton, AB

Live, Work & Invest in the Heart of Downtown!  
This spacious 2 bed, 2 bath condo w/ titled underground parking & A/C is perfect for professionals & investors looking to experience the best of downtown living - steps to the LRT, river valley trails, shopping, and minutes from the Ice District, Brewery District, and U of A. Inside, the open-concept layout features a bright white kitchen w/ a breakfast bar and built-in hutch in the dining area & a spacious living area w/ a cozy gas fireplace. Step out to the south facing balcony w/ stunning Legislature views, a gas hookup, and dedicated storage space. The primary suite has a walk-in closet and 4-piece ensuite, while the second bedroom offers its own walk-in closet and 3-piece ensuite—ideal for professionals, roommates, or guests. This well-managed building includes a fitness room, ample visitor parking, and an on-site manager. Condo fees cover heat and water. With a strong reserve fund and a fantastic location, this is an opportunity you don't want to miss!

Built in 1999

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426344  |
| Price  | \$324,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 9741 110 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2V8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Secured Parking, Storage-In-Suite |
| Parking   | Stall, Underground                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 18   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                         |
|----------|-------------------------|
| Exterior | Concrete, Brick, Stucco |
|----------|-------------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 12          |
| Condo Fee      | \$578            |

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Listing information last updated on April 4th, 2025 at 9:33am MDT