

**\$195,000**

## Condo / Townhouse on 0.00 Acres

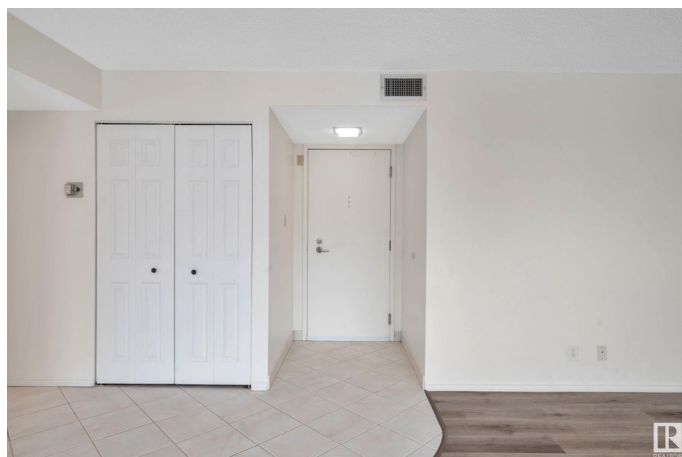
Welcome to this wonderful **UPGRADED** condo that combines comfort, and convenience in the city. The dining room and living room have plenty of large windows that let in lots of natural light. The large open "flex area" allows you the extra space for either a dining room or an office OR convert it into a spare bedroom for your company. The kitchen offers plenty cabinetry and countertop space. The primary bedroom has a spacious layout and a 4 piece ensuite bathroom. 2 pc. guest bathroom. Large private balcony. With just four units on each floor, privacy and tranquility are guaranteed. **PLUS** this unit comes with **TWO TITLED PARKING STALLS**. Additional amenities include a unique solarium/library where you can focus on your studies or unwind with a good book. Location couldn't be better " a mere 6 minutes from the U of A, 7 min from Grant MacEwan, 10 minutes to the Royal Alexandra Hospital, and 5 minutes to Victoria Park this condo offers a blend of convenience and urban lifestyle. Don't miss this opportunity.

Built in 1978

## Essential Information

MLS® # E4421882

|       |           |
|-------|-----------|
| Price | \$195,000 |
|-------|-----------|



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,056                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 804 10025 113 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2K8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Smoking Home, Parking-Visitor, Party Room, Storage-In-Suite |
| Parking Spaces | 2  |
| Parking        | Heated, Parkade, Stall, Underground                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas  |
| # of Stories      | 16   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Golf Nearby, Park/Reserve, Public Transportation, Shopping Nearby, |

|              |                 |
|--------------|-----------------|
|              | View City       |
| Roof         | Tar & Gravel    |
| Construction | Concrete, Brick |
| Foundation   | Slab            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 72                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$789               |

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Listing information last updated on May 1st, 2025 at 2:17pm MDT