Courtesy Of James H Mabey Of Century 21 Masters

$229,900 - 306 10346 117 Street, Edmonton

MLS® #E4430723

$229,900
2 Bedroom, 2.00 Bathroom, 846 sqft
Condo / Townhouse on 0.00 Acres

WÃ®hkwÃªntÃ´win, Edmonton, AB

Fantastic 2 bedroom condo in the heart of Oliver, just steps away from shopping, transit, and MacEwan! This open concept home includes an island kitchen with new stone countertops, a dining nook, and large living room. Enjoy views of the tree lined street from your private balcony on the third floor. The bedrooms are on either side of the unit for maximum privacy. The primary bedroom includes a walk-in closet and 3pc. ensuite bathroom. The secondary bedroom, which could also make a great home office, adjoins the main 4pc. bathroom. Convenient in-suite laundry and storage! Underground parking and easy access to the new 104 AV LRT line makes this property an ideal investment, or first home. Available with a quick possession!

Built in 2004

Essential Information

MLS® #	E4430723
Price	$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2004

Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 10346 117 Street
Area	Edmonton
Subdivision	WÃ®hkwÃªntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y7

Amenities

Amenities	Ceiling 9 ft., Deck, Intercom, Parking-Visitor, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	59

Zoning	Zone 12
Condo Fee	$509

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Listing information last updated on June 9th, 2025 at 6:32pm MDT