

# \$245,000 - 303 10046 110 Street, Edmonton

MLS® #E4427993

**\$245,000**

2 Bedroom, 2.00 Bathroom, 843 sqft  
Condo / Townhouse on 0.00 Acres

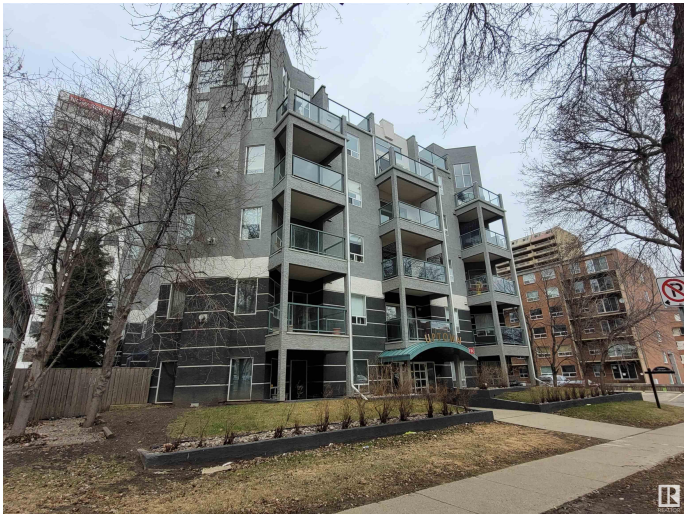
WÃ@hkwÃªntÃ´win, Edmonton, AB

Located in the ultra convenient Grandin area of Oliver which is one of Edmonton's most sought after communities. Centrally located, you are within one block of a grocery store, the LRT (light rail transit) Government Centre stop, restaurants, the river valley trail system, and so much more! Excellent setup for students with University of Alberta, Grant MacEwan and NAIT easily accessible by public transit. This open plan 2 bedroom, 2 bathroom unit is perfect for room mates with tons of storage space, in-suite laundry, balcony with natural gas hook up. The interior has a spacious feel with 9 foot ceilings and includes upgraded finishes such as in floor heating, ceramic tile flooring, newer carpet (2023), Hunter Douglas blinds, and a gas fireplace. The unit also includes a titled heated underground parking stall (#44). Quick possession is available.

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427993  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303 10046 110 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y2              |

### Amenities

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                     |
| Parking        | Heated, Single Indoor, Underground                                                                                                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                  |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Mantel                                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                               |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 12          |
| Condo Fee      | \$655            |

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Listing information last updated on April 22nd, 2025 at 1:47am MDT