

**\$149,900 - 306 10335 118 Street, Edmonton**

MLS® #E4458104

**\$149,900**

1 Bedroom, 1.00 Bathroom, 841 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

PRIME LOCATION - First time homebuyer, investor! Spacious 841 sq ft Condo. Just steps from the Brewery District, shops, restaurants, Rogers Place, Grant MacEwan, public transit to UofA. Located across from the old Oliver Park & swimming pool. LAUNDRY IN-SUITE, fireplace, enclosed heated balcony (currently used as an office), King sized primary suite with 4 closets, adjoining 4 pc bathroom, open concept living room, dining room. SECURED covered UNDERGROUND TITLED PARKING stall. Visitor parking. Access for residents to use the 2nd Floor sundeck & small storage room on the main floor. HEAT & WATER INCLUDED IN low CONDO FEES (less than \$456.00 monthly), in this well maintained and managed building. Tree lines streets and park provide tranquility setting. See the 3D tour link in the listing. Tenant moving out end of Oct.

Built in 1979

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4458104  |
| Price          | \$149,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 841       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 306 10335 118 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1Y6              |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | On Street Parking, No Smoking Home, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                   |
| Parking        | Parkade, Stall, Underground, See Remarks                            |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Water                                                                  |
| Fireplace         | Yes                                                                               |
| Fireplaces        | Corner                                                                            |
| # of Stories      | 4                                                                                 |
| Stories           | 1                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 12              |
| Condo Fee      | \$456                |

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Listing information last updated on October 2nd, 2025 at 6:32pm MDT