

Courtesy Of Jamie M Savage Of RE/MAX Excellence

## \$169,900 - 104 9715 110 Street, Edmonton

MLS® #E4436329

**\$169,900**

1 Bedroom, 1.00 Bathroom, 629 sqft

Condo / Townhouse on 0.00 Acres

W&A@hkw&ant&win, Edmonton, AB

Welcome to Tower On The Park - Your gateway to the River Valley and the LRT which is just steps away! This immaculate 1 bedroom condo has been freshly painted & features BRAND NEW VINYL-PLANK FLOORING. The kitchen offers a sleek peninsula island, STAINLESS STEEL APPLIANCES, & ample cabinet space. It seamlessly flows into the spacious living room, which opens onto a PRIVATE BALCONY. The generously sized bedroom features a walk-in closet, & the updated 4pc bathroom adds a touch of elegance. A LARGE IN-SUITE STORAGE ROOM provides extra flexibility, ideal as a home office or study. Additional building upgrades include newer windows & balcony sliders. Condo fees cover heat, water, & electricity. UNDERGROUND PARKING avail for rent. Located just steps from Grandin LRT station, the Legislature Grounds, walking trails, the Royal Glenora Club, Victoria Golf Course, & amazing cafes, this condo offers unparalleled convenience. A fantastic investment opportunity with evident value, this home is a must-see!



Built in 1980

### Essential Information

MLS® # E4436329

Price \$169,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 9715 110 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2M1

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	14
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                20  
Zoning                              Zone 12  
Condo Fee                        \$584

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