

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

MLS® #E4427993

**\$245,000**

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

Wāhkwāntāwin, 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	80
Zoning	Zone 12
Condo Fee	\$655

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