

## \$675,000 - 204 9708 110 Street, Edmonton

MLS® #E4443036

**\$675,000**

3 Bedroom, 2.00 Bathroom, 1,559 sqft

Condo / Townhouse on 0.00 Acres

W&A@hkw&A'nt&A'win, Edmonton, AB

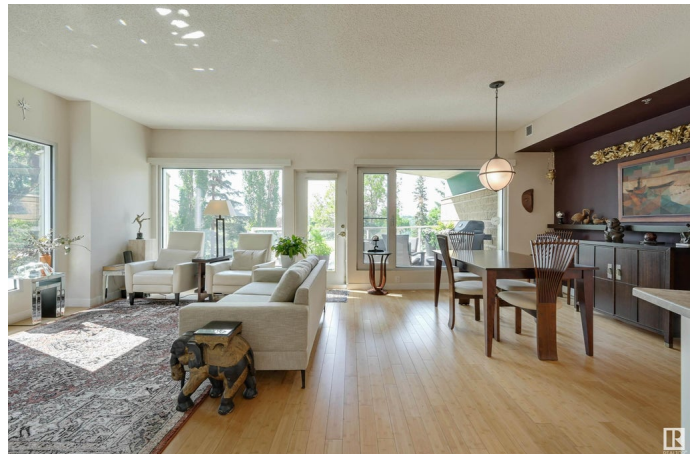
SPECTACULAR VIEWS from this 2 bedroom + den, 2 bathroom CORNER UNIT surrounded by trees overlooking Ezio Faraone Park & the river valley. Open floor plan with 9' ceilings, floor to ceiling windows, spacious south facing balcony. Beautifully RENOVATED with a Chef's Dream kitchen with white cabinetry, quartzite counters & high end appliances. Corner gas fireplace. 2nd balcony facing northeast with access from the den & primary suite. The primary suite has a walk-through closet with organizers to the 3 piece ensuite with a new vanity. The 4 piece bathroom is next to the 2nd bedroom. The laundry room has been redone with a sink, Bosch washer & dryer & plenty of cabinets. A/C. U/G parking & an extra storage locker. RIVERVIEW GREEN is an amazing Green Building with high efficient heating & air exchange & fresh air intake for each unit + exceptional sound proofing. Penthouse level has a fitness & party room & guest suite. Car wash & workshop. Steps to the LRT & river valley trails. PET FRIENDLY!

Built in 2000

### Essential Information

MLS® # E4443036

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,559                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 9708 110 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ¢ntÃ´win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2W3             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Workshop, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Mantel  |
| # of Stories      | 16  |
| Stories           | 1   |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, No Basement |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Golf Nearby, Park/Reserve, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,055         |

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Listing information last updated on June 30th, 2025 at 3:18pm MDT