

\$229,900 - 306 10346 117 Street, Edmonton

MLS® #E4430723

\$229,900

2 Bedroom, 2.00 Bathroom, 846 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Fantastic 2 bedroom condo in the heart of Oliver, just steps away from shopping, transit, and MacEwan! This open concept home includes an island kitchen with new stone countertops, a dining nook, and large living room. Enjoy views of the tree lined street from your private balcony on the third floor. The bedrooms are on either side of the unit for maximum privacy. The primary bedroom includes a walk-in closet and 3pc. ensuite bathroom. The secondary bedroom, which could also make a great home office, adjoins the main 4pc. bathroom. Convenient in-suite laundry and storage! Underground parking and easy access to the new 104 AV LRT line makes this property an ideal investment, or first home. Available with a quick possession!

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430723 |
| Price | \$229,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 846 |
| Acres | 0.00 |
| Year Built | 2004 |



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

Community Information

| | |
|-------------|----------------------|
| Address | 306 10346 117 Street |
| Area | Edmonton |
| Subdivision | WÃ©hkwÃ©ntÃ©win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2Y7 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Intercom, Parking-Visitor, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | In Floor Heat System, Natural Gas |
| # of Stories | 5 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 23 |

| | |
|-----------|---------|
| Zoning | Zone 12 |
| Condo Fee | \$509 |

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Listing information last updated on May 3rd, 2025 at 10:02pm MDT