# \$272,500 - 905 10055 118 Street, Edmonton

MLS® #E4447329

# \$272,500

2 Bedroom, 1.00 Bathroom, 729 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

WEST-FACING VIEWS IN SERENITY, STEPS TO THE RIVER VALLEY Beautifully maintained 729 sqft, 2-bedroom condo in a concrete-and-steel building just steps to the river valley, Victoria Promenade, and some of Edmonton's favourite local spotsâ€"Olia, Va, Kind Ice Cream, and Iconoclast Coffee. Enjoy west-facing windows that frame beautiful sunsets and treetop views, plus a private covered balcony with gas line for BBQs. Inside, the layout is bright and functional with 9' ceilings, engineered hardwood floors, and a modern kitchen featuring granite counters, stainless steel appliances, tile backsplash, and ample cabinetry. The spacious primary suite includes a walk-in closet, and the second bedroom is ideal as a home office or guest space and can have a wardrobe added. Additional features include central A/C, in-suite laundry, fresh paint, new dishwasher and hood fan. Titled underground heated parking. Walk to Paul Kane Park, Victoria Promenade, and enjoy quick access to downtown and the U of A. Welcome home!

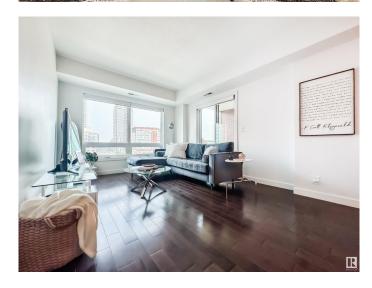
Built in 2009

#### **Essential Information**

MLS® # E4447329 Price \$272,500







Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 729

Acres 0.00

Year Built 2009

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

# **Community Information**

Address 905 10055 118 Street

Area Edmonton

Subdivision WîhkwêntÃ′win

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 0C1

#### **Amenities**

Amenities Off Street Parking, Air Conditioner, Ceiling 9 ft., Patio, Sprinkler

System-Fire, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Parkade, Stall, Underground

# Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Heat Pump, Natural Gas

# of Stories 12

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Brick, Stucco

Exterior Features Public Transportation, River Valley View, Shopping Nearby, View City,

View Downtown

Roof Tar & amp; Gravel

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 48

Zoning Zone 12

Condo Fee \$509

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