

## \$209,888 - 306 9905 112 Street, Edmonton

MLS® #E4440871

**\$209,888**

2 Bedroom, 1.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

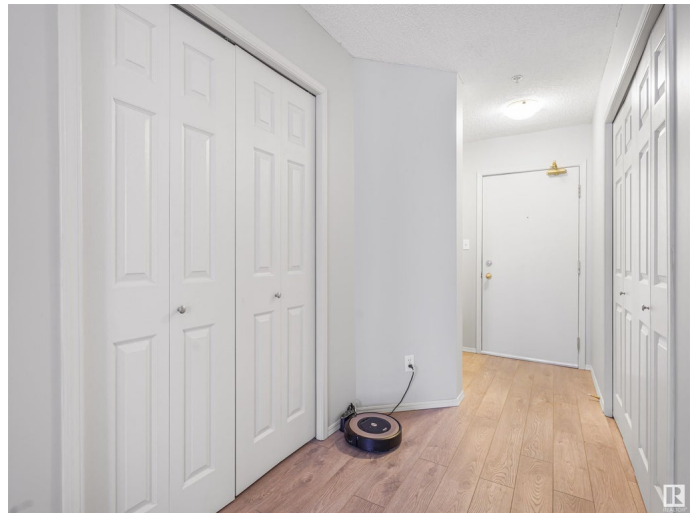
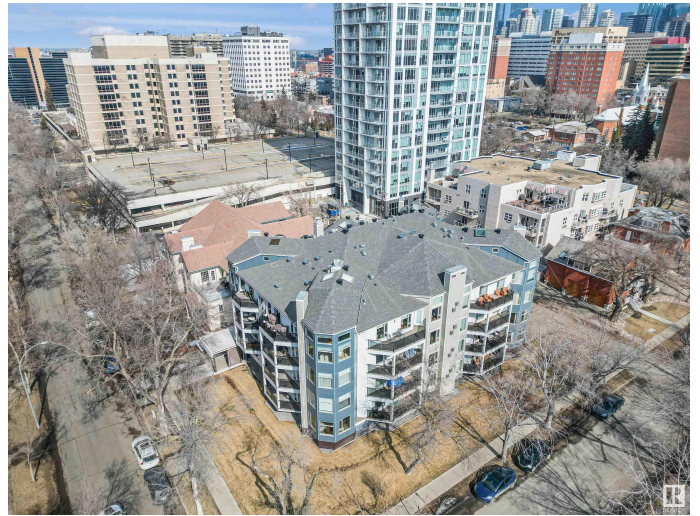
This fully renovated 18 PLUS condo building sits on a quiet tree-lined street across from a park in South Oliver. When you first walk up, you'll notice the new hardy board siding, new glass balconies plus new doors and windows which are still under warranty Check out this spacious open floor plan corner unit. This condo features 5 larger windows in the living & dining room allowing lots of natural light. Gas fireplace in the living room for those cool winter evenings. Entertaining size dining room. The bar type kitchen is open to the living and dining room and features lots of cupboards and counter space. NEW FLOORING THROUGHOUT. Good size master bedroom and a second bedroom or home office. Plenty of storage cupboards and full size washer & dryer in-suite. Garden door going onto a roomy west facing balcony. Underground heated parking. You will love the fact that within minutes you can walk to Grandin LRT station, Jasper Ave shopping & restaurants, River Valley walking trails, Kinsmen sports center and U OF A

Built in 1993

### Essential Information

MLS® # E4440871

Price \$209,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 893                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 9905 112 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ¢ntÃ´win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1L6             |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Underground                                                   |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Water                                                 |
| Fireplace    | Yes                                                              |
| Fireplaces   | Mantel                                                           |
| # of Stories | 4                                                                |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                          |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Hardie Board Siding                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                11  
Zoning                              Zone 12  
Condo Fee                        \$798

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