

Courtesy Of Sam Killick and Jakie K Ng Of ARIVL

# \$448,500 - 203 9708 110 Street, Edmonton

MLS® #E4422850

**\$448,500**

2 Bedroom, 2.00 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

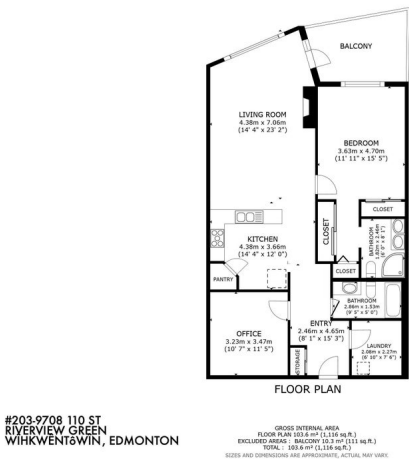
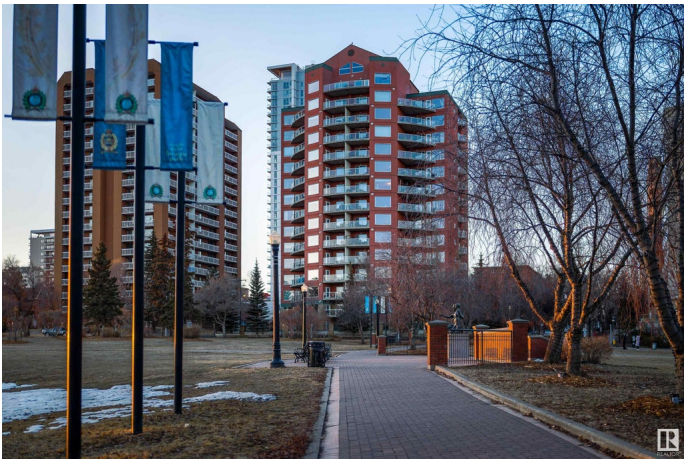
Wîkwêntôwin, Edmonton, AB

RENOVATED, SAFE, SECURE & PRIVATE – THIS 2 BED (1+DEN), 2 BATH HOME IN RIVERVIEW GREEN OFFERS STUNNING HIGH LEVEL BRIDGE & RIVER VALLEY VIEWS, PLUS UNDERGROUND PARKING & STORAGE! Located in the heart of Grandin in Wîkwêntôwin (formerly Oliver), close to Downtown, this pet-friendly, well-managed building offers exceptional convenience and security. Best features include light-filled southern exposure, 9-foot ceilings, breathtaking views, a gas fireplace, electric window coverings with variable shades, and a balcony overlooking the park. Upgrades in the last two years include luxury vinyl flooring, fresh paint, new trim, updated bathrooms, Air Conditioning, all-new appliances and a refreshed kitchen with cabinet refacing & tile backsplash. Premium amenities: gym, lounge, meeting room, workshop, guest suite, heated parking w/car wash, and heated storage. Internet, heat & water included! A perfect option for downsizing or city living-furniture can be included! Move-in ready, don't miss this rare opportunity!

Built in 2000

## Essential Information

MLS® #                      E4422850  
Price                        \$448,500



#203-9708 110 ST  
RIVERVIEW GREEN  
WIKWENTOWIN, EDMONTON

GROSS INTERNAL AREA  
FLOOR PLAN: 103.50 m<sup>2</sup> (1,115 sq. ft.)  
EXCLUDED: BALCONY: 10.77 m<sup>2</sup> (116 sq. ft.)  
TOTAL: 114.27 m<sup>2</sup> (1,231 sq. ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,115                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 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., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Workshop, HRV System, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating           | Fan Coil, Electric   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 16   |
| Stories           | 1  |

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

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco, Brick   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Stucco, Brick   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |               |
|------------|---------------|
| Elementary | W&hkw&nt&'win |
| Middle     | Westminster   |
| High       | Victoria      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 62                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$867               |

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Listing information last updated on April 28th, 2025 at 5:32am MDT