

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

MLS® #E4440871

**\$209,888**

2 Bedroom, 1.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

W&#228;hkw&#228;nt&#228;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                26  
Zoning                              Zone 12  
Condo Fee                        \$798

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Listing information last updated on July 1st, 2025 at 11:17pm MDT