

# \$439,000 - 203 9708 110 Street, Edmonton

MLS® #E4422850

**\$439,000**

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

Wā@hkwāntāwin, Edmonton, AB

RENOVATED, SAFE, SECURE & PRIVATE  
â€“ 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  
Wā@hkwāntāwin (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, donâ€™t miss this  
rare opportunity!



#203-9708 110 ST  
RIVERVIEW GREEN  
WIKWENTWIN, EDMONTON

GROSS INTERNAL AREA  
FLOOR PLAN 100.00 m<sup>2</sup> (1,115 sq. ft.)  
EXCLUDED AREAS - BALCONY 10.00 m<sup>2</sup> (111 sq. ft.)  
TOTAL: 110.00 m<sup>2</sup> (1,196 sq. ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Built in 2000

## Essential Information

MLS® #	E4422850
Price	\$439,000

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, Brick, Stucco
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, Brick, Stucco
Foundation	Concrete Perimeter

## School Information

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

## Additional Information

Date Listed	February 25th, 2025
Days on Market	102
Zoning	Zone 12
Condo Fee	\$867

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