# \$395,000 - 10 9734 111 Street, Edmonton

MLS® #E4428498

## \$395.000

3 Bedroom, 2.50 Bathroom, 2,391 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

RIVER VALLEY VIEWS from this ENTIRE FLOOR PENTHOUSE condo on the 6th floor in this unique 10 unit CONCRETE building. Conveniently located steps from the river valley trails, the LRT & quick access to Downtown, Ice District, Brewery District & the U of A. Spectacular views with 360 degree exposures. This RENOVATED 3 bedroom 2.5 bath 2,391 sq.ft. unit has loads of space for entertaining & lots of natural light. Enjoy the gourmet kitchen with ample counter space, an 11' island, 2 pullout pantries, stainless steel appliances. The spacious living room with a wood burning fireplace & the family room with a gas fireplace have access to the wrap around southwest facing deck. Primary bedroom has a 3 piece ensuite w a walk-in shower & office area. 2nd bedroom has been turned into a dressing room with built-in closets. The 3rd bedroom has a Murphy bed & built-in desk. 3 piece bathroom with a walk-in shower. The building has a GORGEOUS ROOFTOP DECK. TWO UNDERGROUND PARKING 14, 15. Impeccably kept, a beautiful home!







Built in 1985

# **Essential Information**

MLS® # E4428498 Price \$395,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,391

Acres 0.00

Year Built 1985

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Penthouse

Status Active

# **Community Information**

Address 10 9734 111 Street

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1J8

#### **Amenities**

Amenities Secured Parking, Security Door, Storage-In-Suite, Rooftop Deck/Patio

Parking Spaces 2

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Countertop Electric, Washer, Window Coverings, Oven

Built-In-Two

Heating Hot Water, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Mantel, Stone Facing

# of Stories 7
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Stucco

Exterior Features Golf Nearby, Private Setting, Public Transportation, River Valley View,

Schools, Shopping Nearby, View Downtown

Roof Tar & Damp; Gravel
Construction Concrete, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 169

Zoning Zone 12 Condo Fee \$2,774

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