

\$99,500 - 404 10335 117 Street, Edmonton

MLS® #E4452531

\$99,500

1 Bedroom, 1.00 Bathroom, 678 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃntÃ´win, Edmonton, AB

Attention investors! Well kept top floor unit with lease in place till end June 2026. Current rent \$930/month plus power. Good tenant has been living there for the past few years.

Recently renovated with newer windows and balcony. Large living room with newer carpet and newer patio door to balcony overlooking trees lined street. Open kitchen with newer cabinets, ceramic tiled backsplash and ceramic tiled flooring. Spacious bedroom with large windows flooded with natural light. In suite storage. Same floor laundry room. Great location. Close to Oliver Square shopping district & Brewery district, park, bus and Grant MacEwan University. Ideal investment property.

Built in 1973

Essential Information

MLS® #	E4452531
Price	\$99,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	678
Acres	0.00
Year Built	1973
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	404 10335 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X8

Amenities

Amenities	Deck, Intercom, Storage-In-Suite, Walk-up Basement
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	71
Zoning	Zone 12
Condo Fee	\$369

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 5:02am MDT