

# \$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: 103.5 m<sup>2</sup> (1,115 sq. ft.)  
EXCLUDED: BALCONY: 10.7 m<sup>2</sup> (115 sq. ft.)  
TOTAL: 114.2 m<sup>2</sup> (1,230 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	W&hkw&ant&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	56
Zoning	Zone 12
Condo Fee	\$867

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