

Courtesy Of Jamie M Savage Of RE/MAX Excellence

## \$139,900 - 104 9715 110 Street, Edmonton

MLS® #E4436329

**\$139,900**

1 Bedroom, 1.00 Bathroom, 629 sqft

Condo / Townhouse on 0.00 Acres

W&A@hkw&ant&win, Edmonton, AB

Welcome to Tower On The Park - Your gateway to the River Valley and the LRT which is just steps away! This immaculate 1 bedroom condo has been freshly painted & features BRAND NEW VINYL-PLANK FLOORING. The kitchen offers a sleek peninsula island, STAINLESS STEEL APPLIANCES, & ample cabinet space. It seamlessly flows into the spacious living room, which opens onto a PRIVATE BALCONY. The generously sized bedroom features a walk-in closet, & the updated 4pc bathroom adds a touch of elegance. A LARGE IN-SUITE STORAGE ROOM provides extra flexibility, ideal as a home office or study. Additional building upgrades include newer windows & balcony sliders. Condo fees cover heat, water, & electricity. UNDERGROUND PARKING avail for rent. Located just steps from Grandin LRT station, the Legislature Grounds, walking trails, the Royal Glenora Club, Victoria Golf Course, & amazing cafes, this condo offers unparalleled convenience. A fantastic investment opportunity with evident value, this home is a must-see!

Built in 1980

### Essential Information

MLS® # E4436329

Price \$139,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 629                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 9715 110 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ¢ntÃ´win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2M1             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                            |
| # of Stories | 14                                                                                                           |
| Stories      | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | None, No Basement                                                                                            |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                          |
| Exterior Features | Golf Nearby, Picnic Area, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                              |
| Construction      | Concrete, Stucco                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                86  
Zoning                              Zone 12  
Condo Fee                        \$584

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