

## \$309,900 - 402 9741 110 Street, Edmonton

MLS® #E4432802

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,065 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Live, Work & Invest in the Heart of Downtown! This spacious 2 bed, 2 bath condo w/ titled underground parking & A/C is perfect for professionals & investors looking to experience the best of downtown living - steps to the LRT, river valley trails, shopping, and minutes from the Ice District, Brewery District, and U of A. Inside, the open-concept layout features a bright white kitchen w/ a breakfast bar and built-in hutch in the dining area & a spacious living area w/ a cozy gas fireplace. Step out to the south facing balcony w/ stunning Legislature views, a gas hookup, and dedicated storage space. The primary suite has a walk-in closet and 4-piece ensuite, while the second bedroom offers its own walk-in closet and 3-piece ensuite—ideal for professionals, roommates, or guests. This well-managed building includes a fitness room, ample visitor parking, and an on-site manager. Condo fees cover heat and water. With a strong reserve fund and a fantastic location, this is an opportunity you don't want to miss!

Built in 1999

### Essential Information

MLS® #	E4432802
Price	\$309,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 9741 110 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2V8

### Amenities

Amenities	Air Conditioner, Secured Parking, Storage-In-Suite
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
----------	-------------------------

Exterior Features	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	54
Zoning	Zone 12
Condo Fee	\$578

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 June 18th, 2025 at 11:32am MDT