

## \$138,000 - 304 10330 113 Street, Edmonton

MLS® #E4447406

**\$138,000**

2 Bedroom, 1.00 Bathroom, 695 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome Home! This well-maintained 2-bedroom condo on the 3rd floor of Neu Manor offers comfort, convenience, and excellent value. Ideally situated on a quiet street just minutes from downtown and MacEwan University, this bright and spacious unit features a generous living and dining area, a charming kitchen, and two well-sized bedrooms. A full 4-piece bathroom and convenient in-suite storage complete the space. Walking distance to Grant MacEwan University, Unity Square, Railtown Park, and the future 104 Ave & 116 St LRT Station. The building itself is exceptionally well cared for, with numerous upgrades over the years including newer windows, patio doors, balconies, roofing, hallways, stairwells, and railings. An ideal opportunity for first-time buyers, students, or investors looking for a solid property in a prime location.

Built in 1973

### Essential Information

MLS® #	E4447406
Price	\$138,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	695



Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 10330 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1P6

### Amenities

Amenities	Off Street Parking, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Days on Market 1

Zoning Zone 12

Condo Fee \$473

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