

## \$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 | 65                |
| Zoning         | Zone 12           |
| Condo Fee      | \$369             |

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Listing information last updated on October 16th, 2025 at 9:32am MDT