\$99,500 - 404 10335 117 Street, Edmonton

MLS® #E4452531

\$99,500

1 Bedroom, 1.00 Bathroom, 678 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, 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.



Essential Information

MLS® # E4452531

Price \$99,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 678

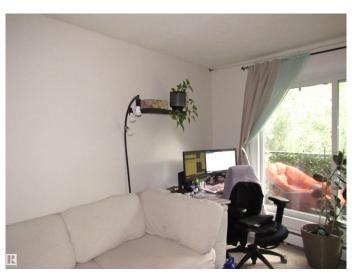
Acres 0.00

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 Wîhkwêntôwin

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