

# \$97,000 - 102 10145 113 Street, Edmonton

MLS® #E4413874

**\$97,000**

1 Bedroom, 1.00 Bathroom, 631 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to this renovated condo unit in the heart of Downtown Edmonton! Perfectly situated near schools, colleges, Grant MacEwan University, and the vibrant Ice District, this location offers unparalleled convenience. Just steps away, you'll find restaurants, parks, and public transit, making it an ideal spot for urban living. Whether you're a first-time homebuyer or an investor, this unit presents an incredible opportunity to generate instant positive cash flow. With essential amenities such as a hospital, police station, and fire station all within 3 km, you'll enjoy both peace of mind and easy access to everything you need. Don't miss your chance to own a prime piece of Edmonton's downtown lifestyle!

Built in 1971

## Essential Information

MLS® #	E4413874
Price	\$97,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	631
Acres	0.00
Year Built	1971



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	102 10145 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1P1

### **Amenities**

Amenities	Intercom, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Commercial, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	SBS Roofing System
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Gabrielle- Roy
Middle	Westminster School

High Old Scona School

### **Additional Information**

Date Listed November 17th, 2024

Days on Market 140

Zoning Zone 12

Condo Fee \$451

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