

## \$272,500 - 905 10055 118 Street, Edmonton

MLS® #E4441609

**\$272,500**

2 Bedroom, 1.00 Bathroom, 729 sqft

Condo / Townhouse on 0.00 Acres

West-facing views, Edmonton, AB

WEST-FACING VIEWS IN SERENITY, STEPS TO THE RIVER VALLEY Beautifully maintained 729 sqft, 2-bedroom condo in a concrete-and-steel building just steps to the river valley, Victoria Promenade, and some of Edmonton's favourite local spots like Olia, Va, Kind Ice Cream, and Iconoclast Coffee. Enjoy west-facing windows that frame beautiful sunsets and treetop views, plus a private covered balcony with gas line for BBQs. Inside, the layout is bright and functional with 9' ceilings, engineered hardwood floors, and a modern kitchen featuring granite counters, stainless steel appliances, tile backsplash, and ample cabinetry. The spacious primary suite includes a walk-in closet, and the second bedroom is ideal as a home office or guest space and can have a wardrobe added. Additional features include central A/C, in-suite laundry, fresh paint, new dishwasher and hood fan. Titled underground heated parking. Walk to Paul Kane Park, Victoria Promenade, and enjoy quick access to downtown and the U of A. Welcome home!

Built in 2009

### Essential Information

MLS® # E4441609

Price \$272,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 729                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 905 10055 118 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0C1              |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 9 ft., Patio, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                        |
| Parking        | Heated, Parkade, Stall, Underground                                                                      |

### Interior

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                         |
| # of Stories | 12                                                                                                                                           |
| Stories      | 1                                                                                                                                            |
| Has Basement | Yes                                                                                                                                          |
| Basement     | None, No Basement                                                                                                                            |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                               |
| Exterior Features | 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    | June 10th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 12         |
| Condo Fee      | \$509           |

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Listing information last updated on July 11th, 2025 at 8:02pm MDT