

Courtesy Of Sam Killick and Jakie K Ng Of ARIVL

# \$448,500 - 203 9708 110 Street, Edmonton

MLS® #E4422850

**\$448,500**

2 Bedroom, 2.00 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

Wîkwêntôwin, Edmonton, AB

RENOVATED, SAFE, SECURE & PRIVATE  
â€“ THIS 2 BED (1+DEN), 2 BATH HOME IN  
RIVERVIEW GREEN OFFERS STUNNING  
HIGH LEVEL BRIDGE & RIVER VALLEY  
VIEWS, PLUS UNDERGROUND PARKING &  
STORAGE! Located in the heart of Grandin in  
Wîkwêntôwin (formerly Oliver), close to  
Downtown, this pet-friendly, well-managed  
building offers exceptional convenience and  
security. Best features include light-filled  
southern exposure, 9-foot ceilings,  
breathtaking views, a gas fireplace, electric  
window coverings with variable shades, and a  
balcony overlooking the park. Upgrades in the  
last two years include luxury vinyl flooring,  
fresh paint, new trim, updated bathrooms, Air  
Conditioning, all-new appliances and a  
refreshed kitchen with cabinet refacing & tile  
backsplash. Premium amenities: gym, lounge,  
meeting room, workshop, guest suite, heated  
parking w/car wash, and heated storage.  
Internet, heat & water included! A perfect  
option for downsizing or city living-furniture can  
be included! Move-in ready, donâ€™t miss this  
rare opportunity!

Built in 2000

## Essential Information

MLS® # E4422850  
Price \$448,500



#203-9708 110 ST  
RIVERVIEW GREEN  
Wîkwêntôwin, EDMONTON

GROSS INTERNAL AREA  
FLOOR PLAN: 103.80 m<sup>2</sup> (1,111.94 sq. ft.)  
EXCLUDES: BALCONY: 10.77 m<sup>2</sup> (116.16 sq. ft.)  
TOTAL: 114.57 m<sup>2</sup> (1,228.10 sq. ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 9708 110 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2W3

### Amenities

Amenities Air Conditioner, Car Wash, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Workshop, HRV System, Rooftop Deck/Patio

Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Fan Coil, Electric
Fireplace	Yes
Fireplaces	Mantel
# of Stories	16
Stories	1

Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Concrete, Stucco, Brick  
Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown  
Roof EPDM Membrane  
Construction Concrete, Stucco, Brick  
Foundation Concrete Perimeter

### School Information

Elementary W&hkw&ant&win  
Middle Westminster  
High Victoria

### Additional Information

Date Listed February 25th, 2025  
Days on Market 50  
Zoning Zone 12  
Condo Fee \$867

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