

## \$349,900 - 1004 9741 110 Street, Edmonton

MLS® #E4443302

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

INCREDIBLE LOCATION near Government Station/River Valley - Welcome to Grandin Manor! Views of the river valley, high level bridge, city views & more - south & west facing covered patio. With just over 1044sqft of living space - 2 bedrooms - 2 bathrooms - large storage area - 2 parking stalls - 1 underground & 1 surface " this is a well-maintained condo that feels like a complete home! Entering the condo you will love the open concept feeling. The spacious kitchen has ample cabinet & counter space & a large dining area. Open to the kitchen is the living room with floor to ceiling windows & gas fireplace. Step outside through the patio doors & fall in love with the view & storage! Back inside the primary bedroom is a great size with double closets & a 4-piece ensuite. The 2nd bedroom is a great size with large windows as well to enjoy the view. A large storage/laundry room & 3-piece 2nd bathroom complete this condo. Close to all amenities, river valley walking trails, , shopping & cafes.

Built in 1999

### Essential Information

MLS® # E4443302

Price \$349,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,045                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1004 9741 110 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2V8              |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, Exercise Room, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                       |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                                     |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Corner, Mantel                                                                                                 |
| # of Stories      | 18                                                                                                             |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                                                         |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                                                                            |
| Construction      | Concrete, Brick                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | W&hkw&ant&win School |
| Middle     | Westminster School   |
| High       | Victoria School      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 91              |
| Zoning         | Zone 12         |
| Condo Fee      | \$578           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 9:31am MDT