

## \$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 â€“ 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	89
Zoning	Zone 12
Condo Fee	\$578

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