# \$395,000 - 10 9734 111 Street, Edmonton

MLS® #E4428498

#### \$395,000

3 Bedroom, 2.50 Bathroom, 2,391 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

RIVER VALLEY VIEWS from this ENTIRE FLOOR PENTHOUSE condo on the 6th floor in this unique 10 unit CONCRETE building. Conveniently located steps from the river valley trails, the LRT & quick access to Downtown, Ice District, Brewery District & the U of A. Spectacular views with 360 degree exposures. This RENOVATED 3 bedroom 2.5 bath 2,391 sq.ft. unit has loads of space for entertaining & lots of natural light. Enjoy the gourmet kitchen with ample counter space, an 11' island, 2 pullout pantries, stainless steel appliances. The spacious living room with a wood burning fireplace & the family room with a gas fireplace have access to the wrap around southwest facing deck. Primary bedroom has a 3 piece ensuite w a walk-in shower & office area. 2nd bedroom has been turned into a dressing room with built-in closets. The 3rd bedroom has a Murphy bed & built-in desk. 3 piece bathroom with a walk-in shower. The building has a GORGEOUS ROOFTOP DECK. TWO UNDERGROUND PARKING 14, 15. Impeccably kept, a beautiful home!







Built in 1985

### **Essential Information**

MLS® #	E4428498
Price	\$395,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,391
Acres	0.00
Year Built	1985
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Penthouse
Status	Active

# **Community Information**

Address	10 9734 111 Street
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1J8

## Amenities

Secured Parking, Security Door, Storage-In-Suite, Rooftop Deck/Patio 2
Underground
ensuite bathroom
Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Oven Built-In-Two
Hot Water, Natural Gas
Yes
Glass Door, Mantel, Stone Facing
7
1
Yes
None, No Basement

# Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown
	Schools, Shopping Nearby, New Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	144
Zoning	Zone 12
Condo Fee	\$2,774

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