

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

MLS® #E4441609

**\$272,500**

2 Bedroom, 1.00 Bathroom, 729 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ntwin, 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—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	10055 118 Street
Area	Edmonton
Subdivision	W&hkw&ant&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	3
Zoning	Zone 12
Condo Fee	\$509

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Listing information last updated on June 13th, 2025 at 10:47am MDT