

# \$262,900 - 413 10033 110 Street, Edmonton

MLS® #E4431736

## \$262,900

2 Bedroom, 2.00 Bathroom, 1,138 sqft  
Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A win, Edmonton, AB

Welcome to Grandin Gates! This 2 bed / 2 bath TOP FLOOR condo features titled underground parking, air-conditioning, extra storage, in-suite laundry, and a prime Downtown location. The open layout welcomes you into the bright living room with electric fireplace and access to your WEST-facing balcony, overlooking the tree-lined streets below. Enjoy cooking in your open-concept kitchen with its stainless steel appliances, large countertop, and ample cabinet space. The large primary suite features a walk-in closet and spacious ensuite. Steps away from the River Valley, shops, restaurants, and the LRT for an easy commute to the Ice District, UofA, or downtown. Be close to all the action!

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431736  |
| Price          | \$262,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,138     |
| Acres          | 0.00      |
| Year Built     | 1999      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 413 10033 110 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1J5              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Natural Gas, Intercom, No Smoking Home, Secured Parking, Security Door, Vinyl Windows, See Remarks, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | EPDM Membrane   |
| Construction      | Wood, Stucco  |

Foundation                Concrete Perimeter

**School Information**

Elementary                Holy Child, Oliver  
Middle                      St.Catherine,McKernan  
High                        Victoria School of Arts

**Additional Information**

Date Listed                April 18th, 2025  
Days on Market        9  
Zoning                      Zone 12  
Condo Fee                \$603

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