

# \$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 freshly painted 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	W&hkw&nt&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                33  
Zoning                              Zone 12  
Condo Fee                        \$603

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