

Courtesy Of Sarah N Middleton Of Sweetly

## \$294,999 - 103 10232 115 Street, Edmonton

MLS® #E4417016

**\$294,999**

1 Bedroom, 1.00 Bathroom, 876 sqft  
Condo / Townhouse on 0.00 Acres

W&#228;hkw&#227;nt&#227;win, Edmonton, AB

Welcome to Traditions, located in the community of Oliver. This one bedroom+den unit offers over 870sq ft, a 4pc bathroom and in suite laundry. The spacious front entrance leads you to an open concept kitchen and living room. This beautiful living room offers large windows that allow the space to fill with natural light, plus a cozy gas fireplace. The primary bedroom comes equipped with a walk in closet and is connected to the 4pc main bathroom. Enjoy a large patio with gas hookup for BBQ- it's a backyard oasis in the heart of the city! In addition, an enclosed storage locker as well as one parking spot in the heated underground parkade in this concrete and steel-constructed building. Walking distance to downtown, Grant MacEwan, transit, restaurants, and the river valley. Experience convenience and easy living at this wonderful condo!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4417016  |
| Price          | \$294,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 876       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 103 10232 115 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1T8              |

### **Amenities**

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor, Patio, Secured Parking, Sprinkler Sys-Underground |
| Parking   | Underground                                                                       |

### **Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| # of Stories      | 4                                                                                                                             |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### **Exterior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                               |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                  |
| Construction      | Concrete, Brick                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 94                |
| Zoning         | Zone 12           |
| Condo Fee      | \$585             |

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Listing information last updated on April 7th, 2025 at 4:47am MDT