



9715 110 Street Edmonton Alberta

\$199,900

This 2-bedroom, 2-bath condo in the heart of Edmonton's Oliver community is an exceptional opportunity for those looking for affordable ownership or a rental-ready location near the city's top universities and downtown core. Just a 1-minute walk to the Grandin/Government Centre LRT station {with multiple entrances, including one visible from the unit} | Alberta Legislature Grounds = 4 to 5 minutes on foot | River Valley trails ~ 10 minutes | Jasper Avenue [900 metres ~ 10-minute walk] | University of Alberta | MacEwan University . The condo features a spacious layout with two full bathrooms, open living and dining areas, in-suite storage, and a private balcony overlooking mature trees. Built with solid concrete construction, it provides excellent soundproofing and lasting durability. While the interior is dated and would benefit from updates such as new flooring, modern appliances, and fresh paint, the pricing reflects this and makes it an ideal choice for buyers who want to renovate based on their lifestyle or financial plans. Whether you're planning to personalize your first home, secure a property for your university-bound child, or invest in a rental unit with strong demand and upside, this home checks all the boxes. Condo fees cover electricity, heat, water, and one underground parking stall, offering exceptional value and predictable monthly costs. A rare chance to own a well-located, generously sized condo in one of Edmonton's most walkable and transit-connected neighbourhoods. (id:6769)

3pc Bathroom 1.77 M x 1.53 M

4pc Bathroom 2.71 M x 1.53 M

Bedroom 2.65 M x 3.35 M

Dining room 2.34 M x 4.15 M

Kitchen 2.60 M x 2.97 M

Living room 2.41 M x 3.72 M

Primary Bedroom 3.30 M x 3.95 M

Storage 1.10 M x 1.33 M

Listing Presented By:



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