

## **\$675,000 - 204 9708 110 Street, Edmonton**

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MLS® #E4443036

**\$675,000**

3 Bedroom, 2.00 Bathroom, 1,559 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

SPECTACULAR VIEWS from this 2 bedroom + den, 2 bathroom CORNER UNIT surrounded by trees overlooking Ezio Faraone Park & the river valley. Open floor plan with 9' ceilings, floor to ceiling windows, spacious south facing balcony. Beautifully RENOVATED with a Chef's Dream kitchen with white cabinetry, quartzite counters & high end appliances. Corner gas fireplace. 2nd balcony facing northeast with access from the den & primary suite. The primary suite has a walk-through closet with organizers to the 3 piece ensuite with a new vanity. The 4 piece bathroom is next to the 2nd bedroom. The laundry room has been redone with a sink, Bosch washer & dryer & plenty of cabinets. A/C. U/G parking & an extra storage locker. RIVERVIEW GREEN is an amazing Green Building with high efficient heating & air exchange & fresh air intake for each unit + exceptional sound proofing. Penthouse level has a fitness & party room & guest suite. Car wash & workshop. Steps to the LRT & river valley trails. PET FRIENDLY!



Built in 2000

### **Essential Information**

MLS® #                      E4443036

Price                        \$675,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,559
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 9708 110 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2W3

### Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Workshop, HRV System, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	16
Stories	1

Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Park/Reserve, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Brick
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 18th, 2025
Days on Market	15
Zoning	Zone 12
Condo Fee	\$1,055

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Listing information last updated on July 3rd, 2025 at 3:48pm MDT