



GRASSROOTS
REALTY GROUP

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202, 10305 116 Street NW
Edmonton, Alberta

MLS # A2335860



\$92,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	542 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	RM h28
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this bright and well-located 1 bedroom, 1 bathroom condo in the vibrant community of Wˆhˆwˆntôwin, just minutes from the heart of downtown Edmonton. Offering a functional layout and comfortable living space, this unit is a great option for first-time buyers, students, professionals, or investors. The home features a practical kitchen, a bright living and dining area, a spacious bedroom, a full bathroom, and convenient storage. Enjoy an excellent central location within walking distance to MacEwan University, the Brewery District, Rogers Place and the Ice District, with plenty of restaurants, cafés, shopping, transit, and everyday amenities nearby. With easy access to downtown and major transportation routes, this condo offers an affordable opportunity to enjoy convenient urban living in one of Edmonton’s most established central communities.