

## \$144,900 - 504 9940 112 Street, Edmonton

MLS® #E4436672

**\$144,900**

2 Bedroom, 1.00 Bathroom, 788 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to Quinn house, a well taken care of building with a convenient location for professionals working downtown or students attending Grant McEwan/ U of A. This renovated 2 bedroom, 4-piece bathroom condo offers an affordable opportunity for first time home buyers or investors looking for great access to the river valley and the LRT. Recent upgrades include windows and patio doors and there is free laundry conveniently located right next to the unit. It is move-in ready with shopping only blocks away, but includes a parking stall if needed. Quiet, clean, straightforward. All utilities included in condo fees and PETS Allowed!

Built in 1965

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4436672            |
| Price          | \$144,900           |
| Bedrooms       | 2                   |
| Bathrooms      | 1.00                |
| Full Baths     | 1                   |
| Square Footage | 788                 |
| Acres          | 0.00                |
| Year Built     | 1965                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 504 9940 112 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1L8             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | No Smoking Home, Parking-Visitor |
| Parking   | Single Indoor                    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric, TV Wall Mount, Curtains and Blinds |
| Heating      | See Remarks, Natural Gas  |
| # of Stories | 10  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Composition   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 12        |
| Condo Fee      | \$694          |

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