

## \$122,500 - 1104 9917 110 Street, Edmonton

MLS® #E4450517

**\$122,500**

1 Bedroom, 1.00 Bathroom, 544 sqft  
Condo / Townhouse on 0.00 Acres

WÃ©hkwÃ©ntÃ©win, Edmonton, AB

ATTENTION! Young professionals and students. Don't miss out on this quaint 1 bedroom apartment condo boasting an amazing unobstructed 11th floor view overlooking the quiet streetscape of Oliver and West Edmonton. Rosedale Place is situated on the fringe of the downtown core with the added convenience of the Grandin LRT station providing easy access to Grant McEwan & U of A; bike paths for the eco-friendly commuter... in addition to the many river valley amenities ! This 545sq.ft. unit features updated kitchen cabinetry w/ stainless appliances; engineered plank style flooring & slate tile; 4 pc. bath w/ glass vessel sink; insuite laundry w/ storage room; massive west face balcony, and heated underground parking. Building amenities include an inviting lobby area, main floor social room, exercise room w/ sauna... and condo fees that include heat, water & POWER! An added bonus is this is a "PET FRIENDLY" building! IMMEDIATE POSSESSION available. SIMPLY PUT...GREAT VALUE!

Built in 1981

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4450517  |
| Price  | \$122,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 544                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1104 9917 110 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2N4              |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Patio, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms |
| Parking Spaces | 1                                                                                                            |
| Parking        | Heated, Underground                                                                                          |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                                              |
| # of Stories | 13                                                                                                  |
| Stories      | 1                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Concrete, Brick                                   |
| Exterior Features | Public Transportation, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                      |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 12         |
| Condo Fee      | \$571           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 5:47pm MDT