

## **\$229,900 - 1407 10045 118 Street, Edmonton**

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MLS® #E4431068

**\$229,900**

2 Bedroom, 1.50 Bathroom, 1,159 sqft

Condo / Townhouse on 0.00 Acres

W&#229;hkw&#229;nt&#229;win, Edmonton, AB

Enjoy stunning DOWNTOWN VIEWS from this spacious 1,159 sq.ft. AIR CONDITIONED 2-bedroom condo in GROSVENOR HOUSE with TWO parking stalls. Perfectly located just steps from the scenic Victoria Promenade, river valley trails, transit, and the best of Oliver&#229;s dining and shopping. This bright, open-concept home features a generous living and dining area with expansive east-west exposure, lots for natural light. The kitchen offers classic solid wood cabinetry, white appliances, and plenty of prep space. The large primary suite includes a 3-piece ensuite with a walk-in shower, while the second bedroom is steps from a full 4-piece bath. Roomy storage/laundry space includes built-in cabinets and A/C. Enjoy relaxing on your west-facing balcony, and benefit from TWO TITLED UNDERGROUND PARKING STALLS (#106 & #107). Grosvenor House is a well-run, pet-friendly, self-managed building with a strong sense of community. Condo fees include all utilities-heat, water, and power. A fantastic opportunity in a prime location!



Built in 1977

### **Essential Information**

MLS® #                      E4431068

Price                        \$229,900

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,159
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1407 10045 118 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K2

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	2
Parking	Heated, Over Sized, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby, View City, View

	Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	15
Zoning	Zone 12
Condo Fee	\$849

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Listing information last updated on May 1st, 2025 at 5:17pm MDT