

## \$499,000 - 2 10319 120 Street, Edmonton

MLS® #E4437495

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

In the HEART OF OLIVER sits a spacious 2-storey townhome with over 1500 sqft of living space ready for a new owner. Built in 2014 with a cozy front verandah to enjoy the summer evenings on and TWO ADDITIONAL patios; one off the side entrance where the main point of entry would be, and the second is off the primary bedroom. On the main floor, the kitchen opens to the dining area, living room with electric fireplace and the half bath. Upstairs is where the large primary room with 5pc ensuite, walk-in-closet and private balcony plus two additional bedrooms and 4pc bathroom are. Laundry is in the unfinished basement with adequate development space for an additional bedroom + recreation area. The bonus features to this property are the LOW CONDO FEES of \$240/mth, extensive access to all the amenities and transportation of downtown, and the detached, single-car garage out the back door. For investors this makes an excellent rental property & two of the other three units could also be purchased for a bulk price.

Built in 2014

### Essential Information

MLS® # E4437495

Price \$499,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2 10319 120 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2A5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Infill Property, HRV System
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	100
Zoning	Zone 12
Condo Fee	\$240

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Listing information last updated on August 28th, 2025 at 2:48pm MDT