

## \$240,000 - 305 10171 119 Street, Edmonton

MLS® #E4456992

**\$240,000**

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Looking for something with more character than the average condo? This rare 1,200+ sq ft downtown gem is bigger, brighter, and packed with features you won't find elsewhere. The fireplace adds cozy charm for nights in, while the sunny covered balcony is the perfect spot for morning coffee, studying, or unwinding after work. The to dining kitchen has ample work space with a large laundry and storage room adjacent. There is plenty of space to dine with friends, relax and watch movies, or host games night. You'll love the in-suite laundry with newer appliances, new vinyl flooring, and bright spacious rooms with bow windows. With 2 spacious rooms, the primary suite has its own 4-piece ensuite with large tub, plus there's a second 3pc bath for roommates or guests to compliment the large 2nd bedroom. Underground parking means no winter scraping, and the quiet complex is just steps from Jasper Avenue—close to coffee shops, nightlife, and transit, but tucked away enough to feel private.

Built in 1981

### Essential Information

MLS® # E4456992

Price \$240,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,270                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 10171 119 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1Z1              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Secured Parking, Security Door |
| Parking   | Heated, Underground            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water                                                           |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Direct Vent                                                                |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                              |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 12              |
| Condo Fee      | \$850                |

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Listing information last updated on November 3rd, 2025 at 2:17am MST