

# \$310,000 - 404 10227 115 Street, Edmonton

MLS® #E4435633

**\$310,000**

2 Bedroom, 2.00 Bathroom, 843 sqft  
Condo / Townhouse on 0.00 Acres

Wâ@hkwÃªntÃ´win, Edmonton, AB

Welcome to Unit #404 at Oliver Park Condos â€” a sleek top-floor corner unit in the heart of Wâ@hkwÃªntÃ´win, one of Edmontonâ€™s most walkable and lively neighbourhood. This 2-bedroom, 2-bathroom condo features 10-foot ceilings, expansive windows, and a bright, open-concept floor plan. The modern kitchen flows seamlessly into the living and dining areas, while the spacious primary suite includes a walk-in closet and dual-sink ensuite. Additional highlights include in-suite laundry, a private fenced balcony, and titled heated underground parking. Built in 2016 and pet-friendly, the building is ideally located near the Brewery District, Jasper Avenue, Rogers Place, MacEwan University, and public transit. The current tenant will be vacating as of June 30, 2025 â€” offering the new owner the rare opportunity for early possession this summer. Whether you're looking for your next home or a turnkey rental, this unit is ready for its next chapter.

Built in 2016

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435633  |
| Price     | \$310,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Penthouse         |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 404 10227 115 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1T7              |

### Amenities

|           |                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire |
| Parking   | Heated, Insulated, Underground                                                                                                                                               |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| # of Stories      | 4                                                                                                          |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Metal                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Composition, Metal |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 58            |
| Zoning         | Zone 12       |
| Condo Fee      | \$649         |

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 July 6th, 2025 at 1:02pm MDT