

## \$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 | WÃ©hkwÃ©ntÃ©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 |
|----------|--------------------|

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 30             |
| Zoning         | Zone 12        |
| Condo Fee      | \$240          |

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Listing information last updated on June 19th, 2025 at 5:17am MDT