



Edmonton **Wihkwêntôwin** **LP:** **\$149,000**
 #102 11217 103 AV NW T5K 2V9 **SP:** 

Listing ID # E4480042 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment
Year Built 1978
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,060.15
Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 98.49

[URL-Virtual Tour](#) [URL-Brochure](#)

LOCATION AND VALUE! Large 2 bedroom + 2 full bath end unit in Wihkwêntôwin is situated on a quiet street & is walking distance to Jasper Ave, McEwan, Downtown, Rogers Place, River Valley + many shops & restaurants. Unique layout offers bedrooms & bathrooms on opposite sides of the unit /w the kitchen, living & dining room in the middle. Perfect for roommates! Primary is oversized /w large closet & 3pc ensuite. 2nd bedroom connects to 4pc bath & in suite laundry. All windows face south & offer year round sunshine! You'll love the cut through in the kitchen which gives it a nice open feel. Hardwood (newer) & tile throughout, make cleaning a breeze. This main floor condo has a fenced patio WITH gate, so that you can easily access your energized parking stall. Perfect for pet owners (2 pets /w board approval, yes this IS a pet friendly building). No more hauling groceries up the stairs- parking lot is right in front of your patio space. Bike storage & quick possession. Students & Investors don't miss out!

Directions

Room	Dimensions	M	Room	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	6.60x3.47	M	Bedroom 3	1	4	M	No	Main		
Dining Room	2.97x2.45	M	Bedroom 4	2	3	M	Yes	Upper		
Kitchen	2.31x2.29	M		3				Above Grd		
Family Room				4				Lower		
Den				5				Below Grd		
Bonus Room				6				Tot Flr AG	98.49	1,060.15
Primary Bedrm	5.24x4.76	M		7				# Finished	4	
Bedroom 2	4.64x2.75	M								

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Baseboard, Hot Water	Basement	None / No Basement
Foundation	Concrete	Separate Ent	
Roof Type	Tar & Gravel	2nd Suite	Permit By Seller
Exterior	Stucco, Wood	Garage Suite	Permit
Flooring	Ceramic Tile, Hardwood	Garden Suite	Permit
Features	Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, See Remarks	Lot Shape	Front Exposure North
		Lot Size SqM	F x D (m) x
		Zoning	
		Tax Amount	\$1,738.84 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks	Goods Excl	
		Warranty	None
		Fireplace	No
Site Features	Fenced, Flat Site, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks	FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Stall, See Remarks	HOA Fee Incls	
		Park Encl/Tot	/ 1
Road Access	Paved	Garage Dim	

Condo Name	Oliver Manor	Floor Location	Ground	Floor#	1
Condo Fee	\$676.50	#Floors in Build	4	Elevator	No
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, See Remarks	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	S		