



Edmonton

#301 10235 112 street NW

Wihkwêntôwin

T5K 1M7

LP:

SP:

\$185,000

M

Listing ID #	E4464081	ACTIVE
Building Type	Lowrise Apartment	
Style	Single Level Apartment	
Year Built	2007	
Full Baths	1	
Half Baths	0	
Total Baths	1.0	
Tot Flr AG SqFt	690.51	
Sold Date		
Bedrooms Above	1	
Bedrooms Total	1	
Basement	None	
Basement Dev	No Basement	
Tot Flr AG SqM	64.15	

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

The perfect unit for professionals, students and down-sizers. Located in desirable Wihkwêntôwin on a tree lined street, this 690 sq/ft condo is everything you have been waiting for. Stylish & inviting, this intelligently laid-out unit showcases upgraded wide-plank mocha laminate flooring w in-floor heating throughout. A spacious U-shaped kitchen offers upgraded appliances & plenty of counter space - ideal for cooking & entertaining alike. Cozy up in the living room, centred around a gas fireplace perfect for Edmonton winters. A versatile den space provides an excellent area for a home office setup. The primary bedroom features a generous walk-in closet, while a large storage room w stacked washer & dryer adds everyday convenience. Unwind on the west-facing balcony & soak in the evening sun. Complete w your own heated, titled underground parking & ample visitor parking. A quick walk to Grant McEwan, Downtown, grocery stores & the future Valley West LRT line. It doesn't get more convenient than this.

Directions

Living Room	5.02x3.80	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	4	M	No	Main		
Kitchen	3.67x3.52	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	5.66x3.06	M		6				Tot Flr AG	64.15	690.51
Bedroom 2				7				# Finished	1	

Heat Source	Natural Gas	Construction	Concrete
Heat Type	In Floor Heat System	Basement	None / No Basement
Foundation	Concrete	Separate Ent	
Roof Type	Tar & Gravel	2nd Suite	Permit By Seller
Exterior	Stucco	Garage Suite	Permit
Flooring	Ceramic Tile, Laminate Flooring	Garden Suite	Permit
Features	No Animal Home, No Smoking Home, Parking-Visitor, Patio	Lot Shape	Front Exposure West
Goods Incl	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings	Lot Size SqM	F x D (m) x
		Zoning	
		Tax Amount	\$152.07 / 2025
		Conform Type	
		Conform Year	
		Goods Excl	

Site Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown	Warranty	
		Fireplace	Yes
		FP Fuel	Gas
		FP Type	Tile Surround
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Heated, Stall, Underground	HOA Fee Incls	

Road Access	Paved	Park Encl/Tot	1 / 1	Garage Dim	
Condo Name	Imperial The	Floor Location	Other	Floor#	3
Condo Fee	\$475.54	#Floors in Build	6	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	W		