

# \$199,900 - 1108, 9715 110 Street, Edmonton

MLS® #A2229939

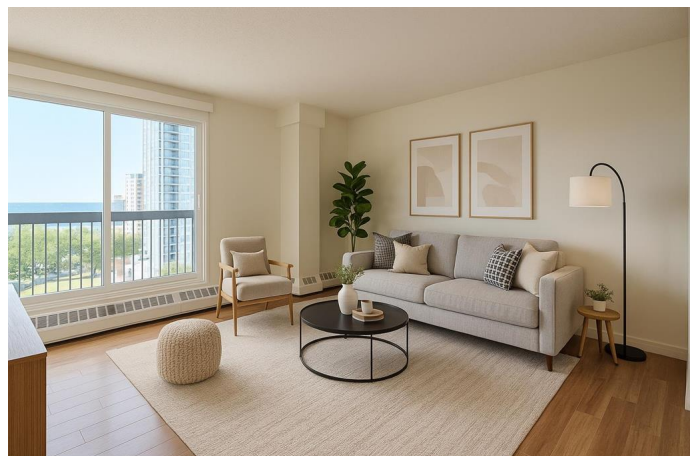
**\$199,900**

2 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.00 Acres

Downtown\_EDMO, Edmonton, Alberta

This 2-bedroom, 2-bath condo in the heart of Edmonton's Oliver community is an exceptional opportunity for those looking for affordable ownership or a rental-ready location near the city's top universities and downtown core. Just a 1-minute walk to the Grandin/Government Centre LRT station {with multiple entrances, including one visible from the unit} | Alberta Legislature Grounds = 4 to 5 minutes on foot | River Valley trails ~ 10 minutes | Jasper Avenue [900 metres Æ 10-minute walk] | University of Alberta <1.5 km = 18â€“20 min walk or 8-min drive> | MacEwan University <1.3 km = 15â€“18 min walk or 5-min drive>. The condo features a spacious layout with two full bathrooms, open living and dining areas, in-suite storage, and a private balcony overlooking mature trees. Built with solid concrete construction, it provides excellent soundproofing and lasting durability. While the interior is dated and would benefit from updates such as new flooring, modern appliances, and fresh paint, the pricing reflects this and makes it an ideal choice for buyers who want to renovate based on their lifestyle or financial plans. Whether you're planning to personalize your first home, secure a property for your university-bound child, or invest in a rental unit with strong demand and upside, this home checks all the boxes. Condo fees cover electricity, heat, water, and one underground parking stall, offering exceptional value and predictable monthly costs. A rare chance to own a well-located, generously sized condo in



one of Edmonton’s most walkable and transit-connected neighbourhoods.

Built in 1987

**Essential Information**

MLS® #	A2229939
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	796
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1108, 9715 110 Street
Subdivision	Downtown_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5K 2M1

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Underground

**Interior**

Interior Features	Elevator, Kitchen Island
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Washer
Heating	Baseboard
Cooling	None
# of Stories	14

**Exterior**

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	RL

**Listing Details**

Listing Office	Homecare Realty Ltd.
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