

## \$94,900 - 37 10208 113 Street, Edmonton

MLS® #E4432988

**\$94,900**

1 Bedroom, 1.00 Bathroom, 453 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

DOWNTOWN, PET FRIENDLY with a PRIVATE BALCONY, INSUITE LAUNDRY, and LOW CONDO FEESâ€”this well-laid-out bachelor unit in Placid Place is a rare gem at this price point! Located on the second floor, this bright, open-concept condo features a white kitchen with ample eating area, a bedroom space that fits a full-size bed, a spacious living room and a large, South-facing balcony overlooking a beautiful treelined street. Unique in this price range with both insuite laundry & storage, plus a separate storage room in the building. Enjoy peace of mind in this quiet, 18+, secure, and professionally managed building with elevator access, visitor parking, and an oversized assigned parking stall. Reasonable condo fees include heat and water, making it incredibly affordable. Walkable to Jasper Ave, Grant MacEwan, and trendy downtown shops and dining. Ideal for students, investors, or urbanites looking for unbeatable value. Enjoy downtown living in a charming and convenient space you can truly afford!

Built in 1979

### Essential Information

MLS® # E4432988

Price \$94,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	453
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	37 10208 113 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1P4

### Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Air Conditioner-Window, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Paved Lane, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby, View Downtown, See Remarks

Roof	Unknown
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	78
Zoning	Zone 12
Condo Fee	\$327

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