

# \$250,000 - 202 10171 119 Street, Edmonton

MLS® #E4435213

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,203 sqft  
Condo / Townhouse on 0.00 Acres

Wâ@hkwÃªntÃ´win, Edmonton, AB

Welcome to a rare gem in the heart of Edmonton. This beautifully updated condo offers over 1,200 square feet of bright, comfortable living space, featuring brand new vinyl flooring, fresh paint, and a cozy wood-burning fireplace—a unique and inviting focal point. With 2 spacious bedrooms and 2 full bathrooms, this home is perfect for those who value space and style. The sunroom provides the perfect spot to relax year-round, bathed in natural light. Located on a stunning tree-lined street, youâ€™re just steps from downtownâ€™s best amenities, including cafes, restaurants, shops, and scenic river valley trails. Additional highlights include secure underground parking and a well-maintained, low-turnover building where units rarely become available. This is a rare opportunity to enjoy refined urban living in one of Edmontonâ€™s most desirable downtown locations.

Built in 1981

## Essential Information

MLS® #	E4435213
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,203
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 10171 119 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1Z1

### Amenities

Amenities	On Street Parking, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Sunroom, Vinyl Windows
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, View City
Roof	Tar & Gravel

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	W&hkw&nt&win/St.Catherine
Middle	Westminster/St.Catherine
High	Victoria/St. Joseph

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 12
Condo Fee	\$711

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