

## \$229,900 - 1407 10045 118 Street, Edmonton

MLS® #E4431068

**\$229,900**

2 Bedroom, 1.50 Bathroom, 1,159 sqft  
Condo / Townhouse on 0.00 Acres

W&#x26;#x2013;h&#x26;#x2013;ant&#x2013;win, Edmonton, AB

Enjoy stunning DOWNTOWN VIEWS from this spacious 1,159 sq.ft. AIR CONDITIONED 2-bedroom condo in GROSVENOR HOUSE with TWO parking stalls. Perfectly located just steps from the scenic Victoria Promenade, river valley trails, transit, and the best of Oliver&#x2013;s dining and shopping. This bright, open-concept home features a generous living and dining area with expansive east-west exposure, lots for natural light. The kitchen offers classic solid wood cabinetry, white appliances, and plenty of prep space. The large primary suite includes a 3-piece ensuite with a walk-in shower, while the second bedroom is steps from a full 4-piece bath. Roomy storage/laundry space includes built-in cabinets and A/C. Enjoy relaxing on your west-facing balcony, and benefit from TWO TITLED UNDERGROUND PARKING STALLS (#106 & #107). Grosvenor House is a well-run, pet-friendly, self-managed building with a strong sense of community. Condo fees include all utilities-heat, water, and power. A fantastic opportunity in a prime location!

Built in 1977

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431068  |
| Price  | \$229,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,159                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1407 10045 118 Street |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2K2               |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2                                                                                                |
| Parking        | Heated, Over Sized, Underground                                                                  |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                |
| # of Stories      | 15                                                    |
| Stories           | 1                                                     |
| Has Basement      | Yes                                                   |
| Basement          | None, No Basement                                     |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby, View City, View |

|              |                       |
|--------------|-----------------------|
|              | Downtown              |
| Roof         | Tar & Gravel          |
| Construction | Concrete, Composition |
| Foundation   | Concrete Perimeter    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 12          |
| Condo Fee      | \$849            |

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Listing information last updated on April 21st, 2025 at 10:17pm MDT