

## \$625,000 - 501 9708 110 Street, Edmonton

MLS® #E4453767

**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,559 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

SPECTACULAR RIVER VALLEY VIEW from this 1559 sq.ft. 2 bedroom + den, 2 bathroom southwest CORNER UNIT in RIVERVIEW GREEN conveniently located with the river valley trails & the LRT at your doorstep & close to shopping, the Ice District & quick access to the U of A. Modern open floor plan with 9' ceilings, floor to ceiling windows, gas fireplace, & spacious balcony with great views & a gas BBQ outlet. The kitchen features maple cabinetry, white appliances, a pantry & access to the northwest facing balcony. Next to the living area is a den. The 4 piece main bathroom is next to the second bedroom. The primary suite has a 5 piece ensuite bathroom with a soaker tub, walk-in shower & double vanity. UNDERGROUND PARKING #47 on P1 & an extra storage locker #39 on P2. Riverview Green is a Green building with high efficiency heating & air exchange & fresh air intake for each unit + exceptional sound proofing. Amenities include a fitness & party room, library, guest suite, car wash & workshop. PET FRIENDLY.

Built in 2000

### Essential Information

MLS® # E4453767

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,559                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 501 9708 110 Street |
| Area        | Edmonton            |
| Subdivision | W&hkw&ant&win       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2W3             |

### Amenities

|                |                                                                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite, Storage-Locker Room, Workshop, Green Building, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                                                                        |
| Parking        | Underground                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                           |
| # of Stories      | 16                                                                                                                               |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

**Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                 |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                   |
| Construction      | Concrete, Brick                                                                 |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 12           |
| Condo Fee      | \$1,055           |

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Listing information last updated on September 16th, 2025 at 3:02am MDT