

## \$149,900 - 38 10208 113 Street, Edmonton

MLS® #E4461502

**\$149,900**

1 Bedroom, 1.00 Bathroom, 656 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

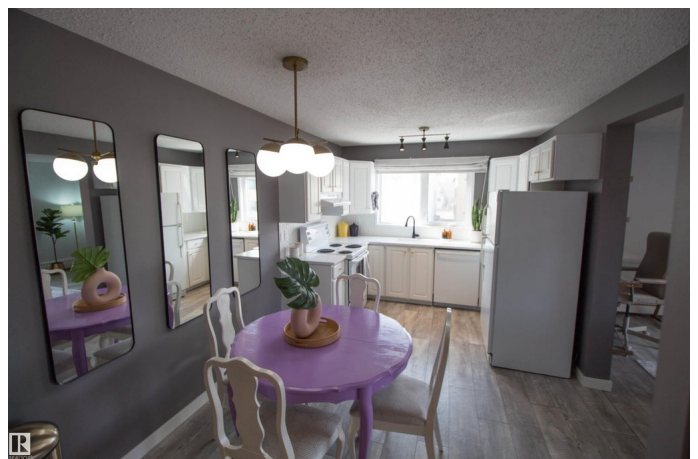
Welcome to Placid Place, centrally located in the heart of Wāhkwāntāwin (formerly Oliver), this 18+ building is well managed with a newer roof (2021), lobby upgrades, recent outdoor lighting and security enhancements. Condo board is very active and fiscally responsible. This pet-friendly building allows up to two pets per unit with no size or height restrictions for dogs - upon board approval!! The unit itself has many upgrades, cohesive laminate flooring throughout, quartz counters, newer energy efficient dishwasher, and modern light fixtures. Other perks differentiating this unit from others nearby, include: heated assigned garage parking, elevator - almost unheard of in low rise condo buildings, in-suite laundry, assigned secure storage locker, rare end unit with window in the kitchen and a large, northwest facing balcony for those nice summer evenings. All this, plus low condo fees, which include your heat and water. Close to shopping, public transit, downtown, and Edmonton's river valley trail system

Built in 1979

### Essential Information

MLS® # E4461502

Price \$149,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 656                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 38 10208 113 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ¢ntÃ´win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1P4             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Closet Organizers, Deck      |
| Parking Spaces | 1                            |
| Parking        | Heated, Parkade, Underground |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                      |
| # of Stories | 4                                                                           |
| Stories      | 1                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | None, No Basement                                                           |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Brick, Metal                |
| Exterior Features | Back Lane, Landscaped, Paved Lane |
| Roof              | Flat, Roll Roofing                |
| Construction      | Wood, Brick, Metal                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 8th, 2025  
Days on Market                4  
Zoning                              Zone 12  
Condo Fee                        \$483

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