

# \$79,000 - 206 10330 113 Street, Edmonton

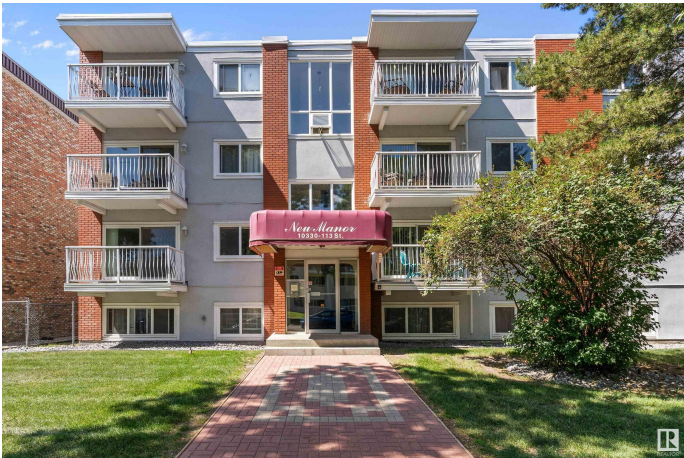
MLS® #E4447996

## \$79,000

1 Bedroom, 1.00 Bathroom, 588 sqft  
Condo / Townhouse on 0.00 Acres

W&#248;hkw&#228;nt&#227;win, Edmonton, AB

Welcome to Neu Manor, a well-managed building in the heart of W&#248;hkw&#228;nt&#227;win&#201;just minutes from Grant MacEwan University, LRT access, and Edmonton&#228;™s vibrant downtown. This 1 bedroom, 1 bathroom condo on the 2nd floor offers a smart layout with 587 sq ft of living space, and comes in at a price that&#228;™s hard to beat. Inside, you&#228;™ll find brand new vinyl flooring, a bright and open living area, and access to your own private balcony. The unit includes an outdoor parking stall, and the building has seen important upgrades over the years including newer balconies, windows, and exterior work&#201;reflecting the pride in ownership and care by the condo board. Whether you're a first-time buyer or an investor looking for a solid rental in a high-demand area, this location delivers&#201;close to shopping, dining, transit, the Ice District, and scenic river valley trails.



Built in 1973

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4447996 |
| Price      | \$79,000 |
| Bedrooms   | 1        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |

|                |                        |
|----------------|------------------------|
| Square Footage | 588                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206 10330 113 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1P6              |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall                                                                     |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                 |
| # of Stories | 3                                      |
| Stories      | 3                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                         |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                |
| Construction      | Wood, Brick, Stucco                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 12         |
| Condo Fee      | \$400           |

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Listing information last updated on August 1st, 2025 at 12:02pm MDT