

## \$250,000 - 308 10147 112 Street, Edmonton

MLS® #E4441155

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

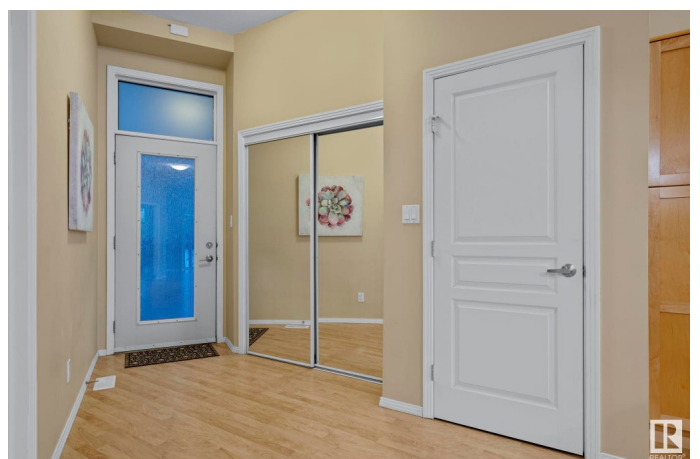
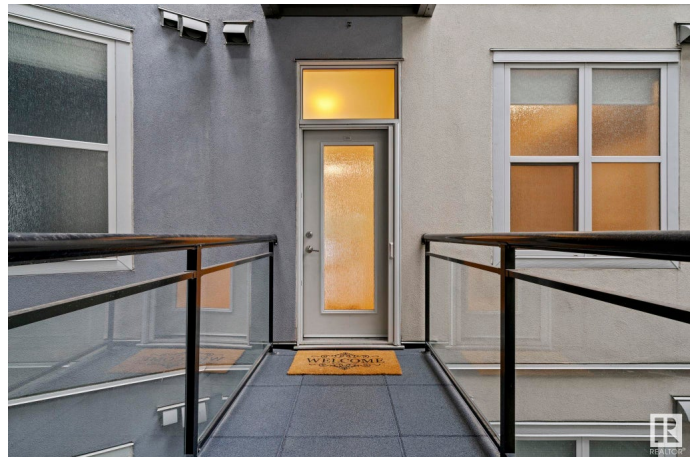
WÃ@hkwÃªntÃ´win, Edmonton, AB

The one you have been waiting for - in the heart of city! Welcome to Gates on Twelfth where urban living meets comfort and style. This bright and spacious 2 bedroom/ 2 bathroom condo features 10' ceilings, massive windows, and an open-concept floor plan. You'll love the central kitchen with plenty of cabinetry and long island - perfect for entertaining. The primary suite offers a walk-in closet and 3pc ensuite with extended counter space. Enjoy your morning coffee while watching the sunrise from your east-facing balcony. A second generous bedroom, 4pc bathroom and in-suite laundry for your convenience. Enjoy secure underground parking, extra storage, and unbeatable walkability to coffee shops, boutiques, groceries, the LRT, and Edmontonâ€™s stunning River Valley trails. With easy access to downtown, U of A, and MacEwan, this location truly has it all. Welcome home!

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441155  |
| Price      | \$250,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308 10147 112 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃªntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1M1              |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Off Street Parking, Security Door |
| Parking   | Heated, Parkade, Underground      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 5                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Gated Community, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Flat, SBS Roofing System                                                                           |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Wihkwentowin /St.Catherine |
| Middle     | Westminster / St.Catherine |
| High       | Victoria / St.Joseph       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 12        |
| Condo Fee      | \$458          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 9:18pm MDT