

## \$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©hkwÃ©ntÃ©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	38
Zoning	Zone 12
Condo Fee	\$458

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