

## \$144,900 - 407 10045 117 Street, Edmonton

MLS® #E4430774

**\$144,900**

2 Bedroom, 1.50 Bathroom, 1,022 sqft

Condo / Townhouse on 0.00 Acres

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

AFFORDABLE high rise living! Spacious and comfortable unit boasting over 1000 square feet with 2 bedrooms, 2 bathrooms, a tasteful decor through out the open functional floor plan with galley styled kitchen, open to very sizable dining room and living room with North facing balcony and titled underground parking. The building offers many amenities including social room, lending library, fitness room, indoor pool, sauna and work out room. Desirable location between Victoria Promenade and Jasper Ave is close to all amenities and steps away from the river valley, shopping, cafes, dining and nightlife. Easy access to Ice District, downtown core, MacEwan University and University of Alberta. Monthly condo fees include heat, water AND power! Quick possession available.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430774  |
| Price          | \$144,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,022     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 407 10045 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1W8              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Deck, No Smoking Home, Secured Parking, Security Door, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 18  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Concrete  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | W&hkw&nt&win School |
| Middle     | Westminster School  |
| High       | Victoria School     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 12          |
| Condo Fee      | \$903            |

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Listing information last updated on April 22nd, 2025 at 4:47am MDT