\$375,000 - 1403 10046 117 Street, Edmonton

MLS® #E4423911

\$375,000

2 Bedroom, 2.00 Bathroom, 1,135 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

This stunning 2-bedroom, 2-bathroom corner unit offers unparalleled downtown and river valley views, making it the perfect blend of luxury and convenience. Located just a block from Jasper Avenue and steps from the scenic River Valley, this home features expansive floor-to-ceiling windows that fill the space with natural light and provide breathtaking views to the south and eastâ€"capturing both the serene river valley and the vibrant downtown skyline. The spacious primary bedroom includes a generous walk-in closet and a luxurious ensuite bathroom, ensuring privacy and comfort. The unit also comes equipped with air conditioning for ultimate comfort, and a gas line on the large balcony makes it ideal for outdoor entertaining. Additional perks include TWO titled parking stalls and a LARGE storage enclosure, making this home both practical and stylish. The location is perfect for an active lifestyle, with walking trails nearby and easy access to the excitement of Rogers There is also a workout room to enjoy.

Built in 2008

Essential Information

MLS® # E4423911 Price \$375,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,135 Acres 0.00 Year Built 2008

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

Community Information

Address 1403 10046 117 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1X2

Amenities

Amenities Ceiling 9 ft., Exercise Room, Storage Cage

Parking Spaces 2

Parking Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

of Stories 15 Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Concrete, Stucco

Exterior Features River Valley View, View City, View Downtown

Roof Asphalt Shingles
Construction Concrete, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 1st, 2025

Days on Market 107

Zoning Zone 12

Condo Fee \$709

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