

## \$395,000 - 1403 10046 117 Street, Edmonton

MLS® #E4423911

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

W&#229;hkw&#227;nt&#227;win, 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 east&#201;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 \$395,000

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 | W&hkw&ant&win         |
| 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 | 49              |
| Zoning         | Zone 12         |
| Condo Fee      | \$709           |

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Listing information last updated on April 19th, 2025 at 3:32pm MDT