\$465,000 - 10317 117 Street, Edmonton

MLS® #E4427750

\$465,000

3 Bedroom, 2.50 Bathroom, 2,637 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Welcome to this one-of-a-kind 2,637 sq ft 3-storey townhome! Designed for easy, elegant living, this home boasts soaring 25' ceilings, skylights, 2 private decks, and an oversized double garage (fits 3 small cars or trucks!). The open-concept main floor features a stunning dining area, gas fireplace, and a chef's kitchen with Corian countertops, marble backsplash, island, pantry, and premium appliances incl. Jenn-Air stove & Bosch dishwasher. Upstairs you'll find 3 large bedrooms, incl. a dreamy primary suite with balcony, walk-in closet, and spa-like ensuite. Laundry and full bath on upper level. Additional flex room, ample storage, and utility space on the entry level. Updates include high-efficiency furnace, A/C, tankless water heater, roof, garage door & central vac. Steps to the River Valley, U of A, Rogers Place & downtown. Condo fee: \$258.33/month. Unbeatable value, incredible space, and a location that can't be beat!

Built in 1989

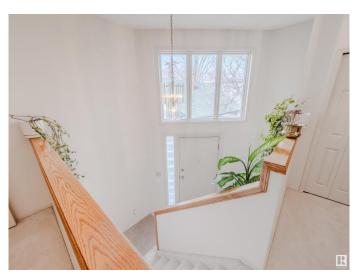
Essential Information

MLS® # E4427750 Price \$465,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 2,637 Acres 0.00 Year Built 1989

Type Condo / Townhouse

Sub-Type Townhouse Style 3 Storey

Status Active

Community Information

Address 10317 117 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1X9

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Instant,

No Smoking Home, Parking-Visitor, Security Door, Vaulted Ceiling

Parking Double Garage Attached, Insulated, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings,

Refrigerators-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby,

View City, View Downtown

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Oliver School

Middle Westmount School

High Archbishop O'Leary School

Additional Information

Date Listed March 27th, 2025

Days on Market 14

Zoning Zone 12

Condo Fee \$258

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 April 10th, 2025 at 6:02am MDT