

## \$324,800 - 414 11716 100 Avenue, Edmonton

MLS® #E4418787

**\$324,800**

2 Bedroom, 2.00 Bathroom, 1,158 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

RIVER VALLEY VIEW & GOLF COURSE  
VIEWS from this executive 2 bedroom 2  
bathroom condo in VICTORIA PROMENADE  
conveniently located directly on the  
Promenade close to restaurants,  
transportation, the river valley/walking trails &  
quick access to the Brewery District, the U of A  
& the Ice District. This condo has an open  
concept layout with spacious rooms. The  
living room has a corner gas fireplace. The  
kitchen features white cabinetry, a raised  
eating bar, pantry & plenty of storage. The  
2nd bedroom is next to the 3 piece bathroom  
& the primary suite has a custom designed  
walk-in closet & a 4 piece ensuite bathroom.  
Lots of natural sunlight year round. South  
facing balcony with a gas BBQ outlet to enjoy  
the gorgeous views. Portable air conditioning  
unit. TWO TITLED UNDERGROUND  
PARKING #78 & #79 & an extra storage  
locker. Well run building with a social room &  
visitor parking. Pet friendly. Amazing location!  
Shows very well!

Built in 1993

### Essential Information

MLS® #	E4418787
Price	\$324,800
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 11716 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
----------	---------------------

Exterior Features	Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	73
Zoning	Zone 12
Condo Fee	\$634

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 4th, 2025 at 4:47pm MDT