# \$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

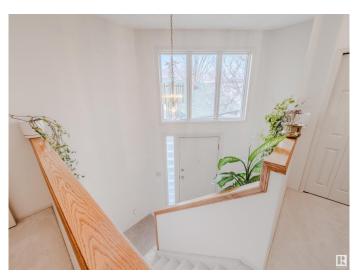
#### **Essential Information**

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 8

Zoning Zone 12

Condo Fee \$258

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