

# \$144,900 - 407 10045 117 Street, Edmonton

MLS® #E4430774

**\$144,900**

2 Bedroom, 1.50 Bathroom, 1,022 sqft  
Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

AFFORDABLE high rise living! Spacious and comfortable unit boasting over 1000 square feet with 2 bedrooms, 2 bathrooms, a tasteful decor through out the open functional floor plan with galley styled kitchen, open to very sizable dining room and living room with North facing balcony and titled underground parking. The building offers many amenities including social room, lending library, fitness room, indoor pool, sauna and work out room. Desirable location between Victoria Promenade and Jasper Ave is close to all amenities and steps away from the river valley, shopping, cafes, dining and nightlife. Easy access to Ice District, downtown core, MacEwan University and University of Alberta. Monthly condo fees include heat, water AND power! Quick possession available.

Built in 1969

## Essential Information

MLS® #	E4430774
Price	\$144,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,022
Acres	0.00



Year Built	1969
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 10045 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home, Secured Parking, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### School Information

Elementary	W&hkw&nt&win School
Middle	Westminster School
High	Victoria School

**Additional Information**

Date Listed	April 13th, 2025
Days on Market	5
Zoning	Zone 12
Condo Fee	\$903

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 18th, 2025 at 6:47pm MDT