

# \$274,900 - 304 10011 117 Street, Edmonton

MLS® #E4431089

**\$274,900**

2 Bedroom, 1.00 Bathroom, 1,118 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Experience captivating views of Edmonton's stunning river valley from this impeccably maintained 2-bedroom condo located along the Victoria Promenade. Over 1,100 sq ft of airy, sun-filled space awaits, highlighted by expansive south-facing windows that invite in warmth and endless natural beauty. Ideal for those craving an inspired urban lifestyle while staying connected to nature, this property perfectly balances relaxation with city living. Recent updates include all stainless-steel appliances, stylish vinyl plank flooring and carpet, baseboards, and paint making this home effortlessly move-in ready. This exceptional location places you mere steps from Edmonton's scenic river valley trails, Victoria Golf Course, parks, and Jasper Avenue offering endless opportunities for recreation and entertainment. Don't miss your chance to own this unique residence!

Built in 1962

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431089  |
| Price      | \$274,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,118                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 10011 117 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&nt&win         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1W7              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, No Smoking Home, Parking-Plug-Ins |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 6   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Corner Lot, Golf Nearby, Public Transportation, Ravine View, River Valley View, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 12 |
| Condo Fee      | \$852   |

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Listing information last updated on April 22nd, 2025 at 6:02am MDT