

## \$254,900 - 304 10011 117 Street, Edmonton

MLS® #E4431089

**\$254,900**

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

W&hkw&nt&win, 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. The quiet concrete building has only 3 units/floor. Recent updates include all stainless-steel appliances, stylish vinyl plank flooring and carpet, baseboards, and paint making this home effortlessly move-in ready. The rooftop patio common area with BBQ is a great space for entertaining family and friends. 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	\$254,900



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	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W7

### Amenities

Amenities	No Smoking Home, Rooftop Deck/Patio
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, 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	61
Zoning	Zone 12
Condo Fee	\$852

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