

## \$170,000 - 506 10150 117 Street, Edmonton

MLS® #E4440562

**\$170,000**

2 Bedroom, 1.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Long-term and short-term investment opportunity, and the complex is Airbnb friendly. Location, and comfort, this 2-bedroom condo has it all! In the heart of downtown, this secure building is the perfect choice for students, investors, or professionals looking to live in a vibrant neighborhood. The layout offers a large living area, and the updated galley kitchen and bathroom provide modern finishes that make this unit feel like home. Building has been upgraded, with vinyl windows, newer elevators, and a roof. Walking distance from MacEwan University, the River Valley, and the trendy Brewery & Ice Districts, you'll be surrounded by restaurants, shops, & entertainment. Youâ€™ll also enjoy the building's amenities, including a fitness center, indoor pool, and outdoor patio with green space/dog run and BBQs. Utilities (heat, water, and power, Laundry on same floor) are included in the condo fees, and thereâ€™s an underground parking stall. Pets are welcome including all dog sizes.

Built in 1974

### Essential Information

MLS® # E4440562

Price \$170,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 830                    |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 506 10150 117 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2J2              |

### Amenities

|                |                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Dog Run-Fenced In, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, See Remarks |
| Parking Spaces | 1                                                                                                                                                                   |
| Parking        | Underground, See Remarks                                                                                                                                            |
| Has Pool       | Yes                                                                                                                                                                 |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                  |
| # of Stories | 17                                                                                      |
| Stories      | 1                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | None, No Basement                                                                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Recreation |

Use, Schools, Shopping Nearby, See Remarks

|              |                        |
|--------------|------------------------|
| Roof         | EPDM Membrane          |
| Construction | Concrete, Brick, Metal |
| Foundation   | Concrete Perimeter     |

### School Information

|            |              |
|------------|--------------|
| Elementary | W&hkw&antwin |
| Middle     | W&hkw&antwin |
| High       | Victoria     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 61             |
| Zoning         | Zone 12        |
| Condo Fee      | \$667          |

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Listing information last updated on August 5th, 2025 at 9:47am MDT