

## \$375,000 - 1403 10046 117 Street, Edmonton

MLS® #E4423911

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

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

This stunning 2-bedroom, 2-bathroom corner unit offers unparalleled downtown and river valley views, making it the perfect blend of luxury and convenience. Located just a block from Jasper Avenue and steps from the scenic River Valley, this home features expansive floor-to-ceiling windows that fill the space with natural light and provide breathtaking views to the south and east—capturing both the serene river valley and the vibrant downtown skyline. The spacious primary bedroom includes a generous walk-in closet and a luxurious ensuite bathroom, ensuring privacy and comfort. The unit also comes equipped with air conditioning for ultimate comfort, and a gas line on the large balcony makes it ideal for outdoor entertaining. Additional perks include TWO titled parking stalls and a LARGE storage enclosure, making this home both practical and stylish. The location is perfect for an active lifestyle, with walking trails nearby and easy access to the excitement of Rogers. There is also a workout room to enjoy.

Built in 2008

### Essential Information

MLS® # E4423911

Price \$375,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1403 10046 117 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Storage Cage
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	River Valley View, View City, View Downtown
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 1st, 2025
Days on Market	63
Zoning	Zone 12
Condo Fee	\$709

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