

## \$471,900 - 702 10046 117 Street, Edmonton

MLS® #E4430632

**\$471,900**

2 Bedroom, 2.00 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

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

Absolutely Stunning! Fully renovated Open Concept Corner Unit with impeccable attention to detail! Flooded with Natural Light with Floor to Ceiling Windows, this home has breathtaking views of the area. Sleek modern Euro white lacquer cabinets & Quartz countertops make this beautifully designed kitchen a chef's dream, a spacious dining area offers ample seating for guests, a convenient eating bar is perfect for serving starters and drinks—creating the ultimate space for entertaining. Private & tucked away from the open living area the 1st bedroom features a walk-in closet with built-in organizers & a luxurious en-suite bath. The 2nd bedroom is versatile—perfect as a guest room or office. Uptown Estates is a Stylish and Sophisticated Upscale condo, with underground parking, storage, in-suite laundry, a 2nd full bath, & a compact high-end gym. Located just steps from downtown, shopping, boutique restaurants, River Valley Trails & easy access to UofA Campus & Hospital. Live your Best Life in the core!

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4430632  |
| Price  | \$471,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 702 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 1X2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| # of Stories      | 16   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 12          |
| Condo Fee      | \$693            |

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Listing information last updated on May 17th, 2025 at 11:17pm MDT