

## \$143,800 - 1004 10045 117 Street, Edmonton

MLS® #E4426695

**\$143,800**

1 Bedroom, 1.00 Bathroom, 725 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

OUTSTANDING IN SOUTH OLIVER! Just off Jasper Avenue and steps to the VICTORIA PROMENADE and Edmonton's spectacular River Valley, this spacious 725 square foot one bedroom condo in a SOLID concrete building is "move-in" ready. The bright and open floor plan features an upgraded kitchen, laminate flooring and floor to ceiling windows that flood the condo with natural light! Other highlights include renovations to the Main Bathroom, a large Bedroom, a titled Underground Parking stall and a HUGE balcony with a partial view of the River Valley. The building presents very well when you enter and provides a pool with sauna, a well appointed exercise room, and a Social Room. The building is well managed and the condo fee INCLUDES ALL UTILITIES. In a great Central Location, you have easy access to our City Center, the Grandin LRT, University of Alberta, Grant Macewan, Nait and all amenities available on Jasper Avenue. This is the 1-bedroom condo you have been waiting for!

Built in 1969

### Essential Information

MLS® #	E4426695
Price	\$143,800



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	725
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1004 10045 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

### Amenities

Amenities	Exercise Room, Intercom, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Security Personnel, Tennis Courts, Storage Cage
Parking Spaces	1
Parking	Underground
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Ravine

	View, View City
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	24
Zoning	Zone 12
Condo Fee	\$661

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Listing information last updated on April 10th, 2025 at 11:32pm MDT