

Courtesy Of David Demian Of RE/MAX Real Estate

## \$300,000 - 306 10028 119 Street, Edmonton

MLS® #E4405089

**\$300,000**

1 Bedroom, 1.00 Bathroom, 729 sqft  
Condo / Townhouse on 0.00 Acres

Oliver, Edmonton, AB

**LUXURY DOWNTOWN CONDO - CLOSE TO EVERYTHING:** Welcome to Illuminada, one of the most sought-after buildings in the area!

This elegant 1-bedroom, 1-bath suite offers a bright open layout with huge south-facing windows showcasing stunning city and river valley views. The spacious kitchen features dark stained cabinets, granite countertops, a large island, and stainless steel appliances—perfect for cooking and entertaining. Enjoy the cozy gas fireplace, brand new 5" walnut hardwood floors, and the comfort of air conditioning. The bathroom is well-appointed with a separate bath and shower for added luxury. Illuminada offers top-notch amenities, including a guest suite, car wash, meeting room, and underground parking for residents and guests. Located steps from the river valley, golf courses, medical offices, and shopping, this condo combines convenience with modern elegance. Don't miss your chance to call this fantastic unit home! (Some photos have been staged or digitally modified.)

Built in 2004

### Essential Information

MLS® # E4405089

Price \$300,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	729
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	306 10028 119 Street
Area	Edmonton
Subdivision	Oliver
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1Y8

### **Amenities**

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Guest Suite, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, See Remarks
Parking Spaces	1
Parking	Single Indoor, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, River Valley View, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 5th, 2024
Days on Market	190
Zoning	Zone 12
Condo Fee	\$489

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Listing information last updated on March 14th, 2025 at 8:02pm MDT