

## \$269,900 - 104 10153 117 Street, Edmonton

MLS® #E4434499

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Conveniently located close to restaurants, downtown, the river valley, U of A and Grant McEwen. Just a half block off Jasper Avenue, you'll find this bright, spacious, updated home. 2 bedrooms, 2 bathrooms, 2 heated parking spots. This is no cookie-cutter condo. The large living room features a corner, gas fireplace. Great to gather around with friends for special occasions or just to 'hang out' for an evening of games and laughter. Plus, there's lots of room to spread out by utilizing the big balcony, separate dining area, counter-top seating and the U-shaped kitchen. The kitchen has newer appliances, a microwave hood fan, built-in dishwasher and loads of counter space. Oh, and there's a pantry/laundry room beside it. How convenient is that? Then, if you have [or would like] a roommate, the bedrooms are in a separate wing for added privacy. The primary bedroom is huge! Which includes a walk-in closet & 3 pce ensuite with barn door. Enjoy the benefits of downtown living and the river valley. See Today!

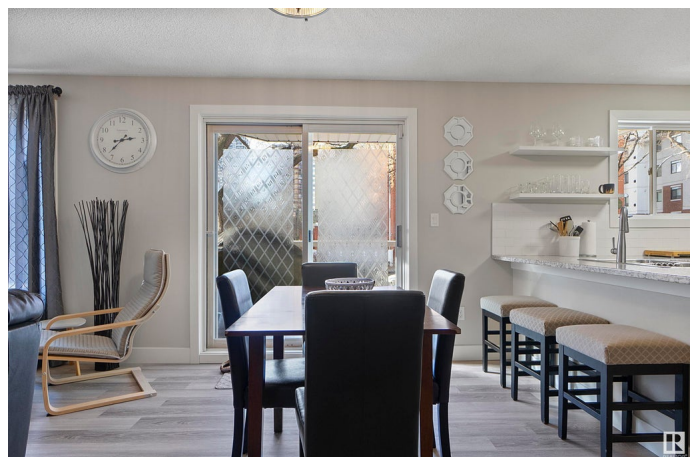
Built in 1993

### Essential Information

MLS® # E4434499

Price \$269,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,141                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 10153 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X5              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | No Smoking Home, Secured Parking, Security Door |
| Parking Spaces | 2                                               |
| Parking        | Heated, Tandem, Underground                     |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Corner                                                                                                                           |
| # of Stories      | 4                                                                                                                                |
| Stories           | 4                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Stucco                               |
| Exterior Features | Landscaped, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | WIIHKWENTOWIN |
| Middle     | WESTMINSTER   |
| High       | VICTORIA      |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 32            |
| Zoning         | Zone 12       |
| Condo Fee      | \$587         |

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Listing information last updated on June 6th, 2025 at 2:47pm MDT