

## \$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!

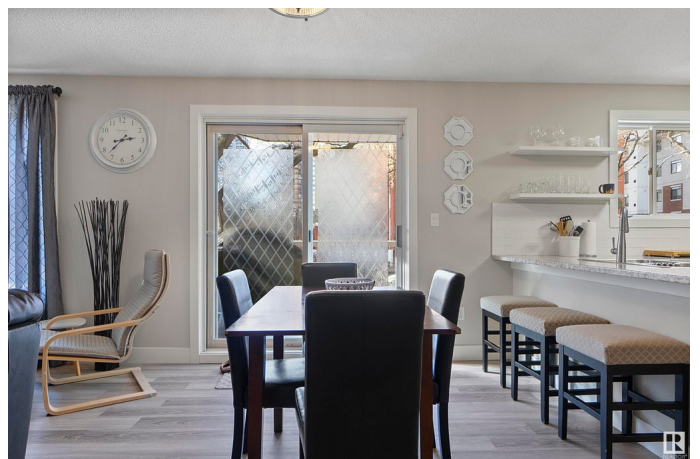
Built in 1993

### 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	W&hkw&ant&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	7
Zoning	Zone 12
Condo Fee	\$587

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 5:32pm MDT