

## \$300,000 - 404 10178 117 Street, Edmonton

MLS® #E4422341

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,414 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

GREAT VALUE - wonderful location - Below assessed value! If your'e looking to downsize or you're professionals wanting an Urban lifestyle youâ€™ll love coming home to this SPACIOUS 1400 sq. ft. 2 bedroom, 2 bath CORNER UNIT - just a short stroll to the River Valley, restaurants, cafes, parks, shopping and transit. It's open floor plan offers an inviting, airy atmosphere where spaces blend seamlessly. Features include a raised breakfast bar overlooking the living/dining areas accented by large south & west windows & a gas fireplace, a large pantry, patio doors to a LARGE SW facing balcony, spacious Primary suite w 4pc ensuite and walk through closet, a very generous sized 2nd bedroom, 9â€™ ceilings & a very large IN SUITE laundry room w/ample storage. TITLED underground parking stall w/storage, car wash & a bicycle room lock up. Quick Possession available.

Built in 2002

### Essential Information

MLS® #	E4422341
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,414



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	404 10178 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2X9

### Amenities

Amenities	Car Wash, Ceiling 9 ft., Deck, Exercise Room, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Composition, Stone
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles

Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 21st, 2025
Days on Market	70
Zoning	Zone 12
Condo Fee	\$635

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