

# **\$127,500 - 10045 117 Street, Edmonton**

---

MLS® #E4426695

**\$127,500**

1 Bedroom, 1.00 Bathroom, 725 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´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 \$127,500



|                |                        |
|----------------|------------------------|
| 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     | 10045 117 Street |
| Area        | Edmonton         |
| Subdivision | WÃ©hkwÃªntÃ´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 | 88               |
| Zoning         | Zone 12          |
| Condo Fee      | \$661            |

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 June 14th, 2025 at 5:47pm MDT