

## \$285,000 - 200 11716 100 Avenue, Edmonton

MLS® #E4446281

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,131 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

**STEPS TO THE RIVER VALLEY!** This stunning 2 bed, 2 bath corner unit condo offers over 1,130 sq ft of beautifully designed living space in an unbeatable location. You'll love the updated kitchen with granite countertops throughout, perfect for both everyday living and entertaining. The spacious layout features a bright living area with breathtaking river valley views, a large laundry/storage room, insuite laundry, underground parking, and bonus private storage space. Step outside to your private patio on a serene, tree-lined street—the ideal spot to sip your morning coffee while soaking in the natural beauty of the river valley. With loads windows, this corner unit is filled with natural light and a warm, welcoming atmosphere. A rare find in a prime location close to trails, parks, and downtown conveniences!

Built in 1993

### Essential Information

MLS® #	E4446281
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.00



Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	200 11716 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
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Days on Market	6
Zoning	Zone 12
Condo Fee	\$585

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