

## \$130,000 - 10045 117 Street, Edmonton

MLS® #E4439405

**\$130,000**

1 Bedroom, 1.00 Bathroom, 714 sqft

Condo / Townhouse on 0.00 Acres

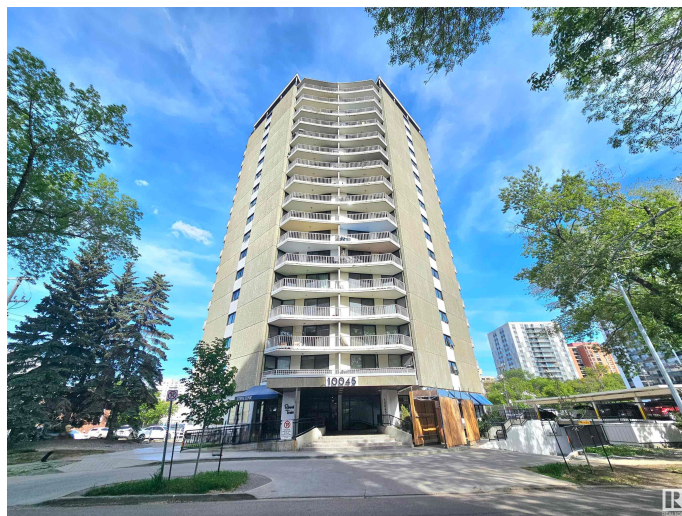
Wâ@hkwÃªntÃ´win, Edmonton, AB

Bright, west-facing 1 bedroom condo in the heart of Wâ@hkwÃªntÃ´winâ€”just steps to the River Valley, Victoria Promenade, and Jasper Ave. With more than 700 sq ft, this well-kept home features a functional layout, updated galley kitchen with white cabinetry, and a spacious living area that opens to a large balcony with partial river views. The bedroom easily fits a full furniture set and includes a generous closet. The refreshed bathroom offers a walk-in shower and matching vanity, plus thereâ€™s ample in-suite storage and a front entry closet. Comes with a titled underground parking stall. Located in a solid concrete building with great amenities: pool, sauna, fitness room, library, social space, and laundry on every floor. Condo fees cover all utilities. Pet-friendly with board approval. Walkable location with quick access to downtown, LRT, U of A, MacEwan, and more. A solid choice in a prime central neighbourhood.

Built in 1969

### Essential Information

MLS® #	E4439405
Price	\$130,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	714
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©hkwÃ¢ntÃ¢win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

### Amenities

Amenities	Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Vinyl Windows
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025  
Days on Market                16  
Zoning                              Zone 12  
Condo Fee                        \$695

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