# \$479,000 - 802 10046 117 Street, Edmonton

MLS® #E4421304

## \$479.000

2 Bedroom, 2.00 Bathroom, 1,087 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

MODERN ELEGANCE! TOTALLY RENOVATED! CONCRETE BUILDING! RIVER VALLEY VIEWS! WELCOME TO ONE OF DOWNTOWN EDMONTON'S BEST; 802, 10046 117 STREET. THIS 8TH FLOOR UPTOWN ESTATES UNIT HAS ALMOST 1100 SQ FT OF LIVING SPACE, 2 BEDROOMS, 2 BATHS, AND TITLED PARKING. THE UPGRADED CUSTOM KITCHEN HAS A BREATHTAKING WATERFALL STYLE ISLAND WITH QUARTZ COUNTERTOPS, SOFT-CLOSE 2 TONED CABINETRY WITH BLACK-PEARL HARDWARE, NEW APPLIANCES, TILE FLOORS, AND NEW BACKSPLASH. UNIT HAS UPGRADED "PARK-LIGHTING" THROUGHOUT AND ELECTRIC BLINDS. LIVING AREA HAS ENGINEERED FLOORS. DINING AREA HAS EXTERIOR DECK ACCESS. PRIMARY BEDROOM IS MASSIVE WITH A LARGE WALK-IN CLOSET AND BARN DOOR ENSUITE ACCESS. **ENSUITE OFFERS AN OVAL STAND-ALONE** TUB, DOUBLE SINKS, AND A GLASS SHOWER. SECONDARY BEDROOM IS SPACIOUS WITH DOUBLE CLOSETS. UNIT ALSO HAS A FLEX AREA/STUDY, LAUNDRY, MAIN BATH WITH SHOWER, AND CENTRAL AIR CONDITIONING. BUILDING HAS A SHARED GYM, SOCIAL ROOM, AND SECURED UNDERGROUND PARKING. LOCATED STEPS FROM THE







RIVER.

#### Built in 2008

## **Essential Information**

MLS® # E4421304 Price \$479,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 1.087

Square Footage 1,087 Acres 0.00 Year Built 2008

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 802 10046 117 Street

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1X2

## **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal

Home, No Smoking Home, Parking-Visitor, Television Connection, Vinyl

Windows

Parking Heated, Underground, See Remarks

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Intercom, Microwave Hood Fan, Refrigerator-Energy Star,

Stove-Electric, Washer, Window Coverings

Heating Heat Pump, Electric

# of Stories 15

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Concrete, Brick, Stucco

Exterior Features Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View

Downtown

Roof Tar & T

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

### Additional Information

Date Listed February 12th, 2025

Days on Market 125

Zoning Zone 12

Condo Fee \$692

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