

## \$134,900 - 1404 10045 117 Street, Edmonton

MLS® #E4456461

**\$134,900**

1 Bedroom, 1.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to this bright and affordable 1-bedroom, 1-bathroom condominium located on the 14th floor of a well-maintained high-rise in the heart of downtown. Enjoy stunning panoramic views of the river valley right from your windows, the perfect urban retreat for professionals, students, or savvy investors! Step inside to find a smart layout with ceramic tile and laminate flooring throughout, offering both style and low-maintenance living. The open-concept living area is filled with natural light, making the space feel warm and inviting year-round. Location is everything, and this condo delivers â€œ just steps from Jasper Avenue, public transit, and endless walking trails in the scenic river valley. Whether you're commuting to work, heading to the university, or enjoying the vibrant downtown scene, you're always close to where you want to be. Building amenities include a swimming pool, fitness centre, sauna, and titled underground parking stall for added convenience and comfort.

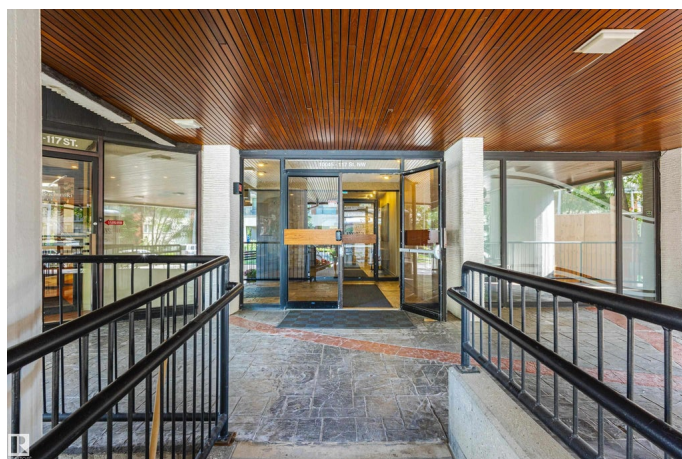
Built in 1969

### Essential Information

MLS® # E4456461

Price \$134,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	786
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1404 10045 117 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

### Amenities

Amenities	See Remarks
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric
Heating	Baseboard, Water
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	River Valley View, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$695

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Listing information last updated on September 8th, 2025 at 2:32am MDT