# \$269,000 - 701 11710 100 Avenue, Edmonton

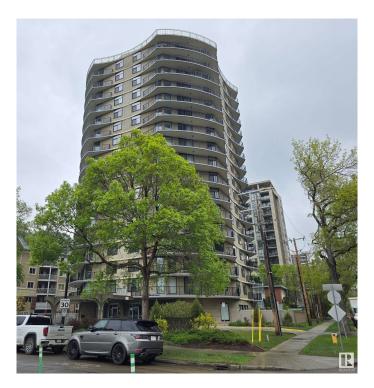
MLS® #E4426351

## \$269,000

2 Bedroom, 1.50 Bathroom, 1,492 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Seller discloses they are MOTIVATED & will consider ALL OFFERS. HUGE adult-only-condo, almost 1500sq ft with east balcony views, plus south/east river view! Located across from the river valley & beautiful Victoria Park walking paths, bldg overlooks Victoria Golf Course . There are ONLY 4 units per floor plus free laundry! Talk about quiet! Swimming pool, jacuzzi, patio, social room (with kitchen, pool table), full gym, showers/sauna, (no need for any other membership) plus all utilities included in condo fees! Walking distance to shopping, restaurants, golf, river valley & live-in manager on site. All new balconies on this building, security, titled underground heated stall included! Formal dining room, huge kitchen plus eating area, very large living room, 2 bedrooms, 2 bathrooms and central AC. Very quiet concrete bldg! Utilities are included!





Built in 1973

### **Essential Information**

MLS® # E4426351

Price \$269,000

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,492 Acres 0.00 Year Built 1973

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

Status Active

# **Community Information**

Address 701 11710 100 Avenue

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2G3

### **Amenities**

Amenities Air Conditioner, Exercise Room, Party Room, Patio, Pool-Indoor, Sauna;

Swirlpool; Steam, Secured Parking, Security Door, Social Rooms,

Storage-Locker Room

Parking Spaces 1

Parking Heated, Underground

Has Pool Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, 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 Golf Nearby, Public Swimming Pool, Public Transportation, River Valley

View, Shopping Nearby, Treed Lot, View Downtown

Roof Tar & amp; Gravel

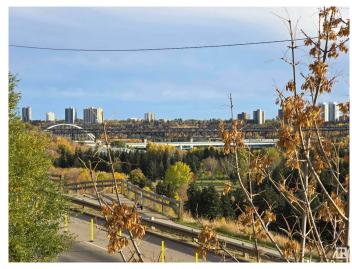
Construction Concrete, Composition
Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 19th, 2025

Days on Market 99

Zoning Zone 12 Condo Fee \$1,087



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 26th, 2025 at 2:02am MDT