

## \$400,000 - 11642 103 Avenue, Edmonton

MLS® #E4426901

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,722 sqft  
Condo / Townhouse on 0.00 Acres

W&#228;hkw&#228;nt&#228;win, Edmonton, AB

\*Calling all flippers and Home Renovators. Foreclosure in rough shape, but so much potential.\* Discover this spacious 3-bedroom townhouse featuring generous living areas and an oversized single attached garage. Upon entry from the garage, you&#228;€™ll find a convenient 2-piece bathroom. The main floor showcases an open-concept living room, dining area, kitchen, and balcony&#228;€”perfect for entertaining. On the third level, two bedrooms share a Jack and Jill washroom alongside a laundry room for added convenience. The top floor is dedicated to a private master suite with its own balcony and ensuite. Located just minutes from downtown, MacEwan University, and Rogers Place, this home offers exceptional proximity to schools, parks, clinics, transit, and shopping. Ideal for families, students, or sports fans, this is a rare opportunity to own one of only seven units in a highly desirable complex. Bring your vision&#228;€”this home is ready for your renovation and TLC! Judicial sale, "sold as is, where is".

Built in 1992

### Essential Information

MLS® #	E4426901
Price	\$400,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	11642 103 Avenue
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2W6

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 21st, 2025  
Days on Market                124  
Zoning                              Zone 12  
Condo Fee                        \$350

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