

## \$360,000 - 604 10046 117 Street, Edmonton

MLS® #E4442214

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

W&A@hkw&A'nt&A'win, Edmonton, AB

Beautiful 2 bed 2 bath condo in the well-managed Uptown Estates complex! 6th floor corner unit with 9ft ceilings, huge windows, & large balcony with BBQ-gas hookup. Great layout with a large living/dining area plus an open concept den/flex room. Bedrooms are on opposite ends which is perfect for guests or a roommate. Primary bedroom offers a large walk-in closet & 5-piece ensuite. Kitchen with granite counters & stainless steel appliances faces the living room with wrap around floor to ceiling windows. A generous sized 2nd bedroom, 3-piece bath, & in-suite laundry complete this well laid-out condo. Hunter Douglas blinds throughout (motorized in living room). Stay comfortable year round with central a/c & a heated underground parking stall (can fit large vehicle). Lobby of the building has an awesome gym & meeting room. Situated on a beautiful street just off Jasper Ave & steps from the River Valley & Victoria Promenade. Walk to great restaurants, coffee shops, & all amenities nearby. Come check it out!

Built in 2008

### Essential Information

MLS® #	E4442214
Price	\$360,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	604 10046 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Heat Pump, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition, Stucco
Exterior Features	Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

Roof	EPDM Membrane
Construction	Concrete, Composition, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	9
Zoning	Zone 12
Condo Fee	\$678

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