# \$88,800 - 304 11503 100 Avenue, Edmonton

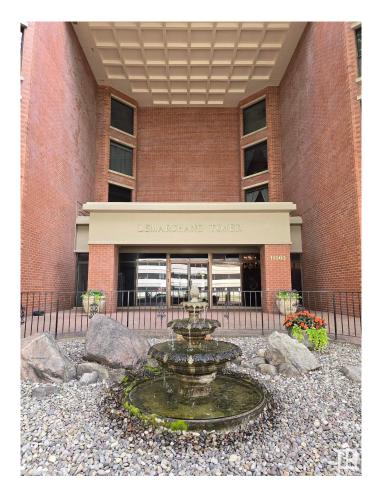
MLS® #E4443679

#### \$88,800

1 Bedroom, 1.00 Bathroom, 488 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Unique studio apartment in desirable Le Marchand Tower. It is very retro and ready for you to move in if you don't mind the current finishings, but it does need a full upgrade. The unique fridge, sink, and stove cabinet is a space saver, but if you were to renovate, you can easily fit in a small regular kitchen with a breakfast bar. Then there is a living room, nook for the bed (which could have a curtain or wall for privacy), full bathroom, laundry room and storage. Plus there is underground parking and the River Valley Promenade is right outside your door. Check out this affordable option!



Built in 1980

#### **Essential Information**

MLS® #	E4443679
Price	\$88,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	488
Acres	0.00
Year Built	1980
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment

### Status

### Active

# **Community Information**

Address	304 11503 100 Avenue
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K7

## Amenities

Amenities	Deck, Detectors Smoke, No Parking, Security Door
Parking Spaces	1
Parking	Parkade

### Interior

Appliances	Dryer, Hood Fan, Refrigerato	r, Stove-E	lectric, Washe	er, See Remarks
Heating	Forced Air-1, Natural Gas	- The second		
# of Stories	16			
Stories	1	-	-	
Has Basement	Yes			
Basement	None, No Basement		E	45

### Exterior

Exterior	Concrete, Brick
Exterior Features	Backs Onto Park/Trees, Fla Transportation, River Valley Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$371





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Listing information last updated on June 24th, 2025 at 1:47am MDT