# \$239,900 - 101 10346 117 Street, Edmonton

MLS® #E4445458

## \$239,900

3 Bedroom, 2.00 Bathroom, 1,294 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Motivated seller just updated this CORNER unit with BRAND NEW LVP throughout. This SUPER RARE 3 BEDROOM + DEN is perfect for your student attending Grant MacEwan or the University as this unit and building is located on the corner of Stony Plain Rd (aka 104 Ave) and 117 Street, which makes taking transit a breeze. There is so much space in this 1,294 sq.ft unit. Upon entering, the den is to your left and it can also double as a storage room if you desire. Then you can either branch off to the left where you'll find two of the bedrooms (one has an ensuite), a full bathroom, and a laundry ROOM (not just a closet), or branch off to the right where you'll find the spacious kitchen with island, dining area with chandelier, living room with fire place, and the HUGE 3rd bedroom with walk-in closet. Plus there is underground parking, and extra parking on the front street. This location really cannot be beat as you're right across from Unity Square which has numerous restaurants, shopping options, and more!







Built in 2004

## **Essential Information**

MLS® # E4445458 Price \$239,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,294

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 101 10346 117 Street

Area Edmonton

Subdivision WîhkwêntÃ′win

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2Y7

#### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Parking-Extra, Parking-Visitor, Secured

Parking, Storage-In-Suite, Natural Gas BBQ Hookup

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 105

Zoning Zone 12

Condo Fee \$766

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