

## **\$479,000 - 802 10046 117 Street, Edmonton**

MLS® #E4421304

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

W&#229;hkw&#227;nt&#227;win, Edmonton, AB

MODERN ELEGANCE! TOTALLY RENOVATED! CONCRETE BUILDING! RIVER VALLEY VIEWS! WELCOME TO ONE OF DOWNTOWN EDMONTON'S BEST; 802, 10046 117 STREET. THIS 8TH FLOOR UPTOWN ESTATES UNIT HAS ALMOST 1100 SQ FT OF LIVING SPACE, 2 BEDROOMS, 2 BATHS, AND TITLED PARKING. THE UPGRADED CUSTOM KITCHEN HAS A BREATHTAKING WATERFALL STYLE ISLAND WITH QUARTZ COUNTERTOPS, SOFT-CLOSE 2 TONED CABINETRY WITH BLACK-PEARL HARDWARE, NEW APPLIANCES, TILE FLOORS, AND NEW BACKSPLASH. UNIT HAS UPGRADED "PARK-LIGHTING" THROUGHOUT AND ELECTRIC BLINDS. LIVING AREA HAS ENGINEERED FLOORS. DINING AREA HAS EXTERIOR DECK ACCESS. PRIMARY BEDROOM IS MASSIVE WITH A LARGE WALK-IN CLOSET AND BARN DOOR ENSUITE ACCESS. ENSUITE OFFERS AN OVAL STAND-ALONE TUB, DOUBLE SINKS, AND A GLASS SHOWER. SECONDARY BEDROOM IS SPACIOUS WITH DOUBLE CLOSETS. UNIT ALSO HAS A FLEX AREA/STUDY, LAUNDRY, MAIN BATH WITH SHOWER, AND CENTRAL AIR CONDITIONING. BUILDING HAS A SHARED GYM, SOCIAL ROOM, AND SECURED UNDERGROUND PARKING. LOCATED STEPS FROM THE



RIVER.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4421304               |
| Price          | \$479,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 802 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Television Connection, Vinyl Windows |
| Parking   | Heated, Underground, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Intercom, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Electric  |

|              |                   |
|--------------|-------------------|
| # of Stories | 15                |
| Stories      | 1                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 66                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$692               |

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Listing information last updated on April 19th, 2025 at 3:02pm MDT