

## \$319,000 - 404 10178 117 Street, Edmonton

MLS® #E4422341

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,414 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

GREAT VALUE - wonderful location - Below assessed value! If you're looking to downsize or you're professionals wanting an Urban lifestyle you'll love coming home to this SPACIOUS 1400 sq. ft. 2 bedroom, 2 bath CORNER UNIT - just a short stroll to the River Valley, restaurants, cafes, parks, shopping and transit. It's open floor plan offers an inviting, airy atmosphere where spaces blend seamlessly. Features include a raised breakfast bar overlooking the living/dining areas accented by large south & west windows & a gas fireplace, a large pantry, patio doors to a LARGE SW facing balcony, spacious Primary suite w 4pc ensuite and walk through closet, a very generous sized 2nd bedroom, 9' ceilings & a very large IN SUITE laundry room w/ample storage. TITLED underground parking stall w/storage, car wash & a bicycle room lock up. Quick Possession available.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422341  |
| Price          | \$319,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,414     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 404 10178 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2X9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Ceiling 9 ft., Deck, Exercise Room, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-Locker Room |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Stone  |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles  |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Composition, Stone |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 60                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$635               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 10:17am MDT