

## \$170,000 - 506 10150 117 Street, Edmonton

MLS® #E4440562

**\$170,000**

2 Bedroom, 1.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

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

Long-term and short-term investment opportunity, and the complex is Airbnb friendly. Location, and comfort, this 2-bedroom condo has it all! In the heart of downtown, this secure building is the perfect choice for students, investors, or professionals looking to live in a vibrant neighborhood. The layout offers a large living area, and the updated galley kitchen and bathroom provide modern finishes that make this unit feel like home. Building has been upgraded, with vinyl windows, newer elevators, and a roof. Walking distance from MacEwan University, the River Valley, and the trendy Brewery & Ice Districts, you'll be surrounded by restaurants, shops, & entertainment. You&A™ll also enjoy the building's amenities, including a fitness center, indoor pool, and outdoor patio with green space/dog run and BBQs. Utilities (heat, water, and power, Laundry on same floor) are included in the condo fees, and there&A™s an underground parking stall. Pets are welcome including all dog sizes.

Built in 1974

### Essential Information

MLS® # E4440562

Price \$170,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	506 10150 117 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J2

### Amenities

Amenities	Dog Run-Fenced In, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, See Remarks
Parking Spaces	1
Parking	Underground, See Remarks
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Recreation

Use, Schools, Shopping Nearby, See Remarks

Roof	EPDM Membrane
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### School Information

Elementary	W&hkw&ant&win
Middle	W&hkw&ant&win
High	Victoria

### Additional Information

Date Listed	June 5th, 2025
Days on Market	14
Zoning	Zone 12
Condo Fee	\$667

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