

Courtesy Of Maria Marcos Of Initia Real Estate

## \$369,900 - 504 10046 117 Street, Edmonton

MLS® #E4418235

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,041 sqft  
Condo / Townhouse on 0.00 Acres

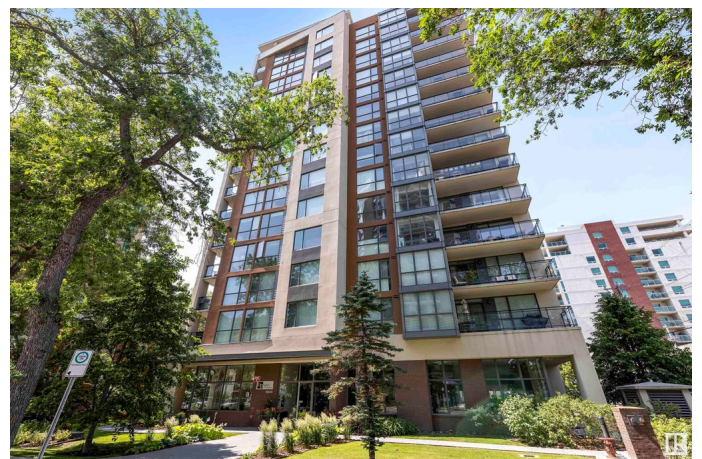
W&hkw&ant&win, Edmonton, AB

Discover Urban Luxury in Uptown Estates! Nestled in the coveted Oliver neighborhood, this freshly painted corner unit boasts breathtaking east and north skyline views through expansive floor-to-ceiling windows. Spanning over 1,000 sq. ft., the home features 2 bedrooms, 2 baths, and a spacious den. The primary suite is a retreat with a walk-in closet & a luxurious 5-piece ensuite complete with a soaker tub and double sinks. The modern kitchen shines with stainless steel appliances, granite countertops and backsplash, complemented by in-suite laundry for convenience. Enjoy the elegance of hardwood and tile flooring throughout, along with central AC for year-round comfort. Step out onto your generous balcony, equipped with a gas hook-up, perfect for barbecues with a city backdrop. This unit comes with TWO titled underground parking stalls and is just steps from Jasper Avenue. Immerse yourself in Edmonton's vibrant downtown lifestyle with restaurants, shops, and events at your doorstep.

Built in 2008

### Essential Information

MLS® #	E4418235
Price	\$369,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	504 10046 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

### Amenities

Amenities Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, See Remarks

Parking Spaces 2

Parking Underground

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

# of Stories 16

Stories 1

Has Basement Yes

Basement None, No Basement

### Exterior

Exterior Concrete, Stucco

Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	79
Zoning	Zone 12
Condo Fee	\$693

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Listing information last updated on April 4th, 2025 at 9:47pm MDT