

\$324,800 - 414 11716 100 Avenue, Edmonton

MLS® #E4418787

\$324,800

2 Bedroom, 2.00 Bathroom, 1,158 sqft
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

RIVER VALLEY VIEW & GOLF COURSE VIEWS from this executive 2 bedroom 2 bathroom condo in VICTORIA PROMENADE conveniently located directly on the Promenade close to restaurants, transportation, the river valley/walking trails & quick access to the Brewery District, the U of A & the Ice District. This condo has an open concept layout with spacious rooms. The living room has a corner gas fireplace. The kitchen features white cabinetry, a raised eating bar, pantry & plenty of storage. The 2nd bedroom is next to the 3 piece bathroom & the primary suite has a custom designed walk-in closet & a 4 piece ensuite bathroom. Lots of natural sunlight year round. South facing balcony with a gas BBQ outlet to enjoy the gorgeous views. Portable air conditioning unit. TWO TITLED UNDERGROUND PARKING #78 & #79 & an extra storage locker. Well run building with a social room & visitor parking. Pet friendly. Amazing location! Shows very well!

Built in 1993

Essential Information

| | |
|----------|-----------|
| MLS® # | E4418787 |
| Price | \$324,800 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,158 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 414 11716 100 Avenue |
| Area | Edmonton |
| Subdivision | WÃ©hkwÃ©ntÃ©win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2G3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 2 |
| Parking | Double Indoor, Underground |

Interior

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

Exterior

| | |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

| | |
|-------------------|---|
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 74 |
| Zoning | Zone 12 |
| Condo Fee | \$634 |

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