

## **\$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&hkw&nt'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	78
Zoning	Zone 12
Condo Fee	\$692

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