

\$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

Wåhkwãntãwin, 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 | 65 |
| Zoning | Zone 12 |
| Condo Fee | \$692 |

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Listing information last updated on April 18th, 2025 at 7:32am MDT