

## \$385,000 - 602 10046 117 Street, Edmonton

MLS® #E4443512

**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

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

Welcome to Uptown Estates! This 1080sqft corner unit faces south and west with enormous windows and stunning River Valley views! High-end finishes throughout include a renovated kitchen, built-in A/C, high ceilings and a modern floorplan with 2 bedrooms and 2 full baths. Located in beautiful W&A hkw&A nt&A win, just steps from Victoria Promenade and the River Valley, with easy access to Jasper Ave, downtown and the University. Stepping into the unit youâ€™™ll find an open-concept living room with hardwood floors, floor-to-ceiling windows and incredible views, plus a spacious balcony and a rare formal dining room with views of its own. The kitchen is upgraded with modern white cabinets, granite counters, high-end appliances and a peninsula. The comfortable primary suite offers a walk-in closet and an ensuite with dual sinks and a separate shower and soaker tub. A sunny 2nd bedroom and full bathroom complete the unit, along with in-suite laundry and TWO underground parking stalls. Heating and A/C unit is brand new!

Built in 2008

### Essential Information

MLS® # E4443512

Price \$385,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,082                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 602 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 Smoking Home, Parking-Visitor, See Remarks |
| Parking Spaces | 2   |
| Parking        | Double Indoor, Heated, Parkade, Stall, Underground                            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Heat Pump, Natural Gas  |
| # of Stories      | 15  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Public Transportation, River Valley View, Shopping Nearby, View City, |

View Downtown, See Remarks

|              |                         |
|--------------|-------------------------|
| Roof         | Flat                    |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | W&hkw&nt&win School |
| Middle     | Westminster School  |
| High       | Victoria School     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 12         |
| Condo Fee      | \$717           |

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Listing information last updated on July 18th, 2025 at 4:02pm MDT