

## \$319,900 - 203 10046 117 Street, Edmonton

MLS® #E4464408

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,074 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Luxury is standard! Elegance with humongous glass wall everywhere is a real bonus, and thus feeling like home is assured! Ultimate carefree living at its best! Spacious 3 bedroom corner unit in an excellent well designed building & a prestigious location next to the Victoria promenade. Walk or bike around the wonderful neighborhood. Enjoy the convenience of all your favorite coffee shops, restaurants & shopping venues. Great layout & nice finishings. Engineering hardwood throughout (tiles in bathrooms) & no carpet! Sun-drenched living room is huge & cozy. Beautiful kitchen has numerous full height cabinets & granite countertops. Master bedroom has a lavish 5 pc en-suite with a fully tile-surround bathtub & separate shower. Walk-in closet w/built-ins. Adjacent to it is the bright & cheery large private den that can be the third bedroom. Located on the other corner is another good size bedroom close to the main bath. Huge balcony w/gas line bbq. Close to all amenities. Nice gym. Priced perfect! It's a Gem!

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4464408  |
| Price  | \$319,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,074                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X2              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exercise Room, No Animal Home, No Smoking Home |
| Parking Spaces | 1                                                                 |
| Parking        | Heated, Underground                                               |

### Interior

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

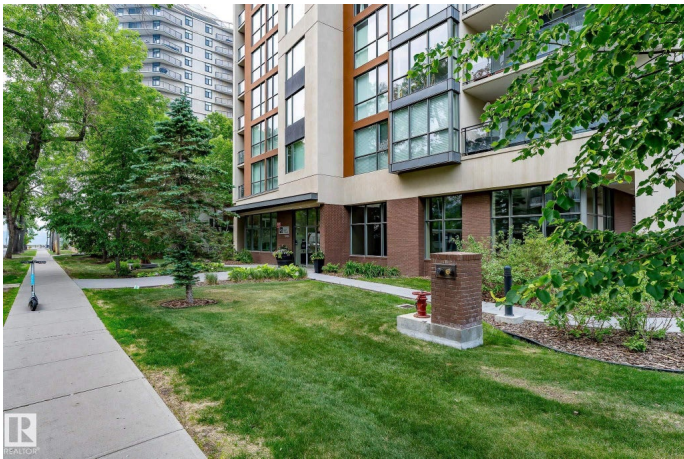
### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                               |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 12            |
| Condo Fee      | \$709              |



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Listing information last updated on November 3rd, 2025 at 4:17am MST