

# \$290,000 - 1401 11710 100 Avenue, Edmonton

MLS® #E4431909

**\$290,000**

2 Bedroom, 1.50 Bathroom, 1,485 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

Spectacular view! welcome to Victoria Plaza overlooking downtown and the river valley above the Victoria Golf Course and with a view of the University of Alberta - and the fireworks on the High Level Bridge! This 1485 square foot ,2 bedroom 1 1/2 bath ensuite unit has lots of space and windows! plenty of extra storage space including roughed in ready closet for washer/dryer appliance . This is perfect for downsizers, singles or couples or those that want a family member close by! The condo also includes outdoor patio and bbq on the main floor, indoor pool, hot tub, sauna, fitness centre and social room. Heated underground parking and Large wrap around covered balcony with many different observation points. central A/C all utilities included.



Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431909  |
| Price          | \$290,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,485     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1973                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1401 11710 100 Avenue |
| Area        | Edmonton              |
| Subdivision | WÃ@hkwÃntÃwin       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2G3               |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Deck, Exercise Room |
| Parking   | Heated, Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave, Stove-Countertop Electric |
| Heating           | Hot Water, Natural Gas                                    |
| # of Stories      | 18  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition  |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby, Treed Lot, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Composition  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 20th, 2025 |
|-------------|------------------|



|                |         |
|----------------|---------|
| Days on Market | 12      |
| Zoning         | Zone 12 |
| Condo Fee      | \$1,087 |

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Listing information last updated on May 2nd, 2025 at 6:02am MDT