

\$400,000 - 602 10046 117 Street, Edmonton

MLS® #E4443512

\$400,000

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 \$400,000



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©hkwÃªntÃ´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&ant&win School
Middle	Westminster School
High	Victoria School

Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$717

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