# \$130,000 - 905 10045 117 Street, Edmonton

MLS® #E4439405

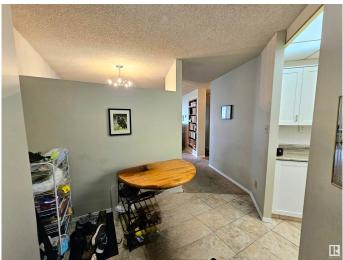
#### \$130,000

1 Bedroom, 1.00 Bathroom, 714 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Bright, west-facing 1 bedroom condo in the heart of Wîhkwêntà ´winâ€"just steps to the River Valley, Victoria Promenade, and Jasper Ave. With more than 700 sq ft, this well-kept home features a functional layout, updated galley kitchen with white cabinetry, and a spacious living area that opens to a large balcony with partial river views. The bedroom easily fits a full furniture set and includes a generous closet. The refreshed bathroom offers a walk-in shower and matching vanity, plus there's ample in-suite storage and a front entry closet. Comes with a titled underground parking stall. Located in a solid concrete building with great amenities: pool, sauna, fitness room, library, social space, and laundry on every floor. Condo fees cover all utilities. Pet-friendly with board approval. Walkable location with quick access to downtown, LRT, U of A, MacEwan, and more. A solid choice in a prime central neighbourhood.







Built in 1969

#### **Essential Information**

MLS® #	E4439405
Price	\$130,000
Bedrooms	1
Bathrooms	1.00

Full Baths	1
Square Footage	714
Acres	0.00
Year Built	1969
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	905 10045 117 Street
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

## Amenities

Amenities	Exercise	e Room, I	ntercom,	Parking-V	isitor, Re	creation I	Room/C	entre,
	Sauna; Window	Swirlpool; s	Steam,	Secured	Parking,	Security	Door,	Vinyl

Parking Underground

## Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Concrete, Composition
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition

#### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$695

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Listing information last updated on June 3rd, 2025 at 4:17am MDT