

# \$1,650,000 - 101 11930 100 Avenue, Edmonton

MLS® #E4461956

**\$1,650,000**

2 Bedroom, 2.50 Bathroom, 2,245 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

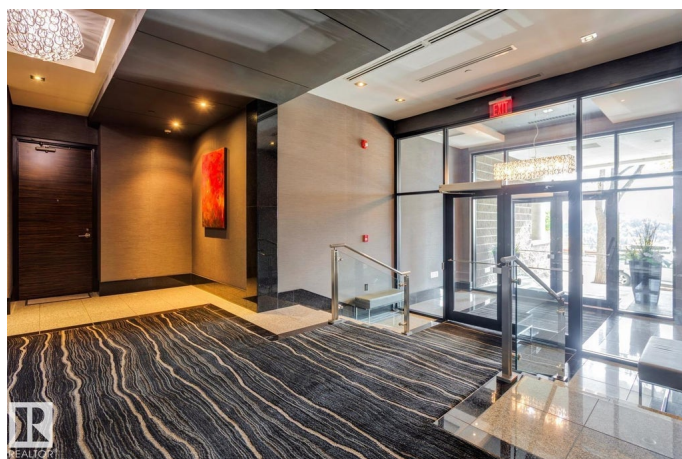
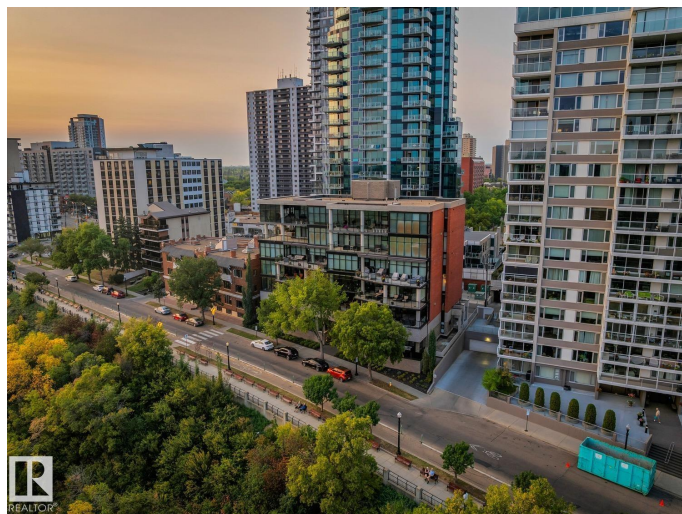
Experience refined living, ultimate privacy and breathtaking river valley views in this rare offering at Lessard House—a WAM-built luxury development with only 9 exclusive residences. This elegant 2 bed + den, 2.5 bath property spans nearly 2,400sq.ft (incl. terrace) and offers unparalleled craftsmanship. Enjoy 10'™ ceilings, heated travertine floors, Italian Snaidero cabinetry, Sub-Zero and Miele appliances, granite counters and floor-to-ceiling windows with power shades. The spacious primary suite boasts a steam shower, spa tub, massive walk-in closet and private flex space. Additional features include a double-sided fireplace, A/C, sound system, large laundry room, in-suite storage and a colossal covered terrace with gas BBQ hook-up. 3 titled, heated underground stalls, storage cabinets, car wash bay, guest parking and private back entrance complete this offering. This development is pet friendly and offers unobstructed views overlooking the River Valley—one of the city's most coveted addresses.

Built in 2008

## Essential Information

MLS® # E4461956

Price \$1,650,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,245
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 11930 100 Avenue
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0K5

### Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 10 ft., Closet Organizers, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
# of Stories	6
Stories	1

Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Golf Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 14th, 2025
Zoning	Zone 12
Condo Fee	\$1,617

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Listing information last updated on October 14th, 2025 at 4:02pm MDT