

## \$239,900 - 101 10346 117 Street, Edmonton

MLS® #E4445458

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,294 sqft

Condo / Townhouse on 0.00 Acres

W&A@hkw&ant&win, Edmonton, AB

Motivated seller just updated this CORNER unit with BRAND NEW LVP throughout. This SUPER RARE 3 BEDROOM + DEN is perfect for your student attending Grant MacEwan or the University as this unit and building is located on the corner of Stony Plain Rd (aka 104 Ave) and 117 Street, which makes taking transit a breeze. There is so much space in this 1,294 sq.ft unit. Upon entering, the den is to your left and it can also double as a storage room if you desire. Then you can either branch off to the left where you'll find two of the bedrooms (one has an ensuite), a full bathroom, and a laundry ROOM (not just a closet), or branch off to the right where you'll find the spacious kitchen with island, dining area with chandelier, living room with fire place, and the HUGE 3rd bedroom with walk-in closet. Plus there is underground parking, and extra parking on the front street. This location really cannot be beat as you're right across from Unity Square which has numerous restaurants, shopping options, and more!

Built in 2004

### Essential Information

MLS® # E4445458

Price \$239,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 10346 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Parking-Extra, Parking-Visitor, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance

	Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	55
Zoning	Zone 12
Condo Fee	\$766

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Listing information last updated on August 27th, 2025 at 6:02am MDT