

\$269,000 - 701 11710 100 Avenue, Edmonton

MLS® #E4426351

\$269,000

2 Bedroom, 1.50 Bathroom, 1,492 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Seller discloses they are MOTIVATED & will consider ALL OFFERS. HUGE adult-only-condo, almost 1500sq ft with east balcony views, plus south/east river view! Located across from the river valley & beautiful Victoria Park walking paths, bldg overlooks Victoria Golf Course . There are ONLY 4 units per floor plus free laundry! Talk about quiet! Swimming pool, jacuzzi, patio, social room (with kitchen, pool table), full gym, showers/sauna, (no need for any other membership) plus all utilities included in condo fees! Walking distance to shopping, restaurants, golf, river valley & live-in manager on site. All new balconies on this building, security, titled underground heated stall included! Formal dining room, huge kitchen plus eating area, very large living room, 2 bedrooms, 2 bathrooms and central AC. Very quiet concrete bldg! Utilities are included!

Built in 1973

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426351 |
| Price | \$269,000 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,492 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 701 11710 100 Avenue |
| Area | Edmonton |
| Subdivision | W&hkw&nt&win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2G3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Exercise Room, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1 |
| Parking | Heated, Underground |
| Has Pool | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, 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 | 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 March 19th, 2025
Days on Market 90
Zoning Zone 12
Condo Fee \$1,087



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