

# \$290,000 - #405 11716 100 Av Nw, Edmonton

MLS® #E4452785

## \$290,000

2 Bedroom, 2.00 Bathroom, 926 sqft  
Single Family on 0.01 Acres

W&#229;hkw&#227;nt&#227;win, Edmonton, Alberta

Executive 2-bedroom, 2-bath condo in prestigious Victoria Promenade, steps to the River Valley, golf, and scenic trails. Walk to Jasper Ave, 124 Street, shopping, Brewery District, Ice District, and close to transit and universities. Overlooking Victoria Park, this updated home features fresh paint, new flooring in kitchen, laundry, and baths, new vanity, and modern fixtures. Spacious entry opens to a kitchen with white cabinets, pantry, and eating bar, flowing into living/dining and a covered balcony with BBQ gas hookup. Primary suite offers walk-in closet and 4-piece ensuite. Second bedroom includes Murphy bed, custom cabinetry, and built-in desk&#201;ideal for guests, office, or hobbies&#201;next to a 3-piece bath. In-suite laundry with storage, titled underground stall (#99), and storage locker included. Pet-friendly, well-run building with social room and visitor parking. (id:6289)

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4452785  |
| Price          | \$290,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Square Footage | 926       |
| Acres          | 0.01      |
| Year Built     | 1993      |



|          |                    |
|----------|--------------------|
| Type     | Single Family      |
| Sub-Type | Condominium/Strata |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #405 11716 100 Av Nw |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T5K2G3               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Golf Course, Playground, Public Transit, Schools, Shopping |
| Features       | Hillside, Flat site, Recreational                          |
| Parking Spaces | 1                                                          |
| Parking        | Heated Garage, Underground                                 |
| View           | Valley view, City view                                     |

### Interior

|            |                                                          |
|------------|----------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer |
| Heating    | Hot water radiator heat                                  |
| Fireplace  | Yes                                                      |
| Fireplaces | Gas                                                      |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|



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