

# \$245,000 - #404 10346 117 St Nw, Edmonton

MLS® #E4457272

## \$245,000

2 Bedroom, 2.00 Bathroom, 952 sqft  
Single Family on 0.01 Acres

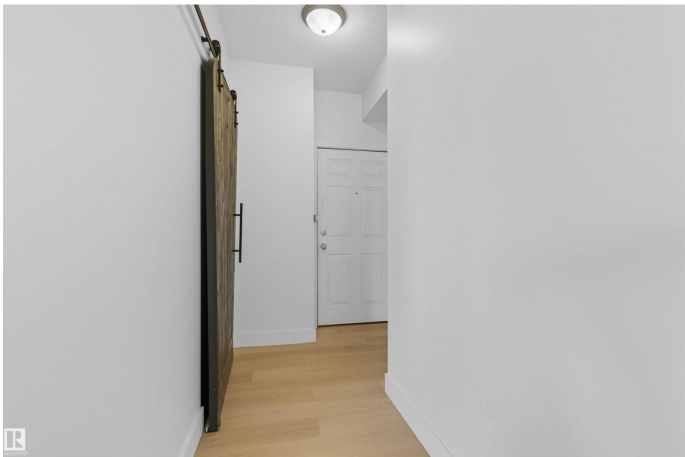
WÃ@hkwÃntÃ´win, Edmonton, Alberta

Welcome to your new urban retreat in the heart of downtown Edmonton! This recently renovated 2-bedroom condo combines modern finishes with unbeatable convenience. Step inside and youâ€™ll find an open, light-filled layout featuring durable vinyl plank flooring throughout and sleek concrete countertops that add a touch of contemporary style. The spacious living and dining area flows seamlessly, perfect for entertaining or relaxing after a busy day. Both bedrooms are generously sized, offering flexibility for a home office or guest room. Updates throughout mean you can move right in and start enjoying the downtown lifestyle. Worried about parking? No need, as there are TWO Heated Underground Parking Stalls!!! Located steps away from restaurants, shopping, transit, and the River Valley trails, this condo puts the best of Edmonton at your doorstep. Whether youâ€™re a first-time buyer, downsizer, or investor, this home is a fantastic opportunity to own a stylish space in a prime location. (id:6289)

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4457272  |
| Price     | \$245,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                    |
|----------------|--------------------|
| Square Footage | 952                |
| Acres          | 0.01               |
| Year Built     | 2004               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | #404 10346 117 St Nw |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T5K2Y7               |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Playground, Public Transit, Schools, Shopping |
| Parking Spaces | 2                                             |
| Parking        | Underground                                   |
| View           | City view                                     |

## Interior

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

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|



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