

Courtesy Of Bernie Thauvette Of RE/MAX River City

# \$399,000 - 1701 11710 100 Avenue, Edmonton

MLS® #E4424126

**\$399,000**

2 Bedroom, 1.50 Bathroom, 1,427 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Suite 1701, Victoria Plaza riverbank location near the City Centre in south Oliver! Updated and beautifully renovated, over 1400 sf, fireplace, central A/C and 2 heated underground parking stalls + storage. Spacious open floor plan with well defined spaces, abundant windows, SE views & fireplace. Beautiful kitchen, granite counters, large island with seating and feature lighting. Primary bedroom with ensuite bathroom, granite vanity, custom cabinets and good closet space. Large second bedroom/den with double Murphy wall beds for guests and more storage built in. Main bath has a large walk-in shower, body sprays and integrated bench, all tiled, glass vanity top + tall pull-out cabinets. Engineered hardwood floors, new windows, building improvements almost complete and paid! Tasteful custom sheer window treatments provide sunlight diffusion & privacy without darkening the rooms. This well maintained building features indoor pool, hot tub, steam, exercise and social room. Great value and move in ready!



1701-11710 100 Ave NW, Edmonton, AB

Main Floor Interior Area 1426.50 sq ft



0 4 8 ft

PREPARED: 2024/12/11

While legends are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1973

## Essential Information

MLS® # E4424126

Price \$399,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,427                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1701 11710 100 Avenue       |
| Area        | Edmonton                    |
| Subdivision | W&#246;hkw&#228;nt&#227;win |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5K 2G3                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Security Personnel, Social Rooms, Vinyl Windows, Wall Unit-Built-In, Barrier Free Home |
| Parking   | Double Indoor, Front Drive Access, Heated, Insulated, Underground   |
| Has Pool  | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control, Vent Free, See Remarks   |
| # of Stories      | 18   |
| Stories           | 1  |

Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Concrete  
Exterior Features Flat Site, Landscaped, Private Setting, River Valley View, Shopping Nearby, View Downtown, See Remarks  
Roof See Remarks  
Construction Concrete  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 5th, 2025  
Days on Market 37  
Zoning Zone 12  
Condo Fee \$1,124

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Listing information last updated on April 11th, 2025 at 1:47pm MDT