\$149,900 - 406 10045 117 Street, Edmonton

MLS® #E4424936

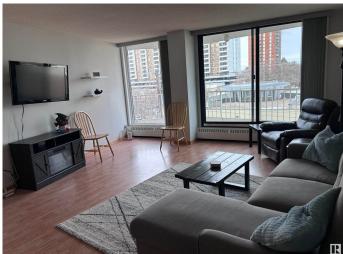
\$149,900

2 Bedroom, 1.50 Bathroom, 1,004 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Wonderful 2 Bedroom, 2 bath in desirable South Oliver location. Owner-occupied and offers an updated kitchen, appliances and modern finishes throughout. An open functional floor plan, large living room with huge windows that frame your view of downtown and the oversized private balcony. Over 1,000 sq feet, the primary bedroom has a 2 pc Ensuite; 2nd bedroom has convenient access to the updated main bathroom, and excellent storage. Secure heated underground parking with separately titled stall. Concrete building and a professionally managed, amenities include pool, fitness room, sauna, library and social room. Condo fee includes water, heat and power, with many capital expenditures including a new roof. Welcome Home to Riverview Towers, steps to Victoria Promenade, Downtown, the University of Alberta, and Grant McEwan. Upscale Café's, Restaurants, Shopping and the River Valley at your doorstep! Perfectly priced and a fantastic investment.





Built in 1969

Essential Information

MLS® #	E4424936
Price	\$149,900
Bedrooms	2

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,004
Acres	0.00
Year Built	1969
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	406 10045 117 Street
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

Amenities

Amenities	Exercise Room, Intercom, No Animal Home, Sauna; Swirlpool; Steam,
	Secured Parking, Security Door, Social Rooms
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, See Remarks
Exterior Features	Golf Nearby, Picnic Area, Public Transportation, Shopping Nearby, View City
Roof	Tar & Gravel

ConstructionConcrete, See RemarksFoundationConcrete Perimeter

Additional Information

Date ListedMarch 10th, 2025Days on Market28ZoningZone 12Condo Fee\$909



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 3:17am MDT