

# \$254,900 - 403 10346 117 Street, Edmonton

MLS® #E4430757

**\$254,900**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Condo / Townhouse on 0.00 Acres

Wihkwentwin, Edmonton, AB

"Indulge in the allure of urban living in this immaculate 2 bed/2 bath condo in a location that's simply unbeatable! Welcome to your stylish 4th-floor oasis in the Luxor, where every detail shines with prime condition, recent paint & flooring updates, & newer appliances. Imagine the ease of convenient in-suite laundry & the comfort of included heat, water & sewer in your condo fee. This unit also boasts 1 UNGRD heated parking stall, perfectly positioned near the stairway/elevator entrance! The Luxor, nestled at the edge of trendy Wihkwentwin (Oliver) grants you instant access to a lifestyle rich with amenities. Dive into the vibrant scene of the Brewery District, enrich your mind at Grant MacEwan, & embrace the energy of downtown. With everything you need within walking distance, plus the LRT (station one block East) connecting you to the U of A, NAIT, or the EIA, you're not just buying a home; you're claiming a connected life!

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430757  |
| Price     | \$254,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403 10346 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y7              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| # of Stories      | 5   |
| Stories           | 5   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 12          |
| Condo Fee      | \$509            |

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Listing information last updated on April 21st, 2025 at 3:47pm MDT