

## \$498,888 - 301 10028 119 Street, Edmonton

MLS® #E4434242

**\$498,888**

2 Bedroom, 2.00 Bathroom, 1,540 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to Downtown Living at its Finest!

The Illuminada is a trendy complex in the heart of Downtown. This 2 Bed + Den corner unit is located on the 3rd floor with a partial view of the River Valley!! With over 1500 Sq ft of living space, Hardwood flooring, Oodles of storage, Floor to ceiling windows you won't be disappointed. The private entrance is welcoming with closet, linen closet and a spacious Laundry room that has room for storage. A 4 pc bath and a bedroom are also located at the front of the condo. Walk in to the kitchen area and you will see floor to ceiling Windows on all sides of the unit. The living room is grand with a 3 sided gas fireplace that separates the Dining & Living area. A Den is located just off Dining area. The kitchen is equipped with Dark Cabinets, Granite, Stainless Appliances, Corner pantry & Seating at the Island. The Primary is spacious/ large walk in closet and a 4 pc ensuite with stand up shower. Enjoy your evenings on the covered balcony! Welcome Home

Built in 2004

### Essential Information

MLS® # E4434242

Price \$498,888

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,540                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 10028 119 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1Y8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Guest Suite, Intercom, No Animal Home, No Smoking Home, Security Door, See Remarks |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided  |
| # of Stories      | 12  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition  |
| Exterior Features | Public Transportation, River Valley View, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Composition  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 47            |
| Zoning         | Zone 12       |
| Condo Fee      | \$1,001       |

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Listing information last updated on June 18th, 2025 at 8:32am MDT