

## \$217,000 - 204 11415 100 Avenue, Edmonton

MLS® #E4453826

**\$217,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Shows great in awesome location!! Move in ready and quick possession. Quiet corner at the highly sought Oliver/W&hkw&ant&win neighborhood and steps away from the River valley. This unit is also a corner end unit. Great for first time buyer, investor or retired. Pet friendly with permission. 2 bedrooms, 2 baths, 1050 sqft, in suite laundry, underground parking stall with storage cage. Newly installed A/C. Close to absolutely everything! This unit is immaculate with upgrades. New flooring and paint 2022. Newer appliances. This quiet building has replaced windows and roof 2021/2022.

Built in 1993

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453826               |
| Price          | \$217,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,057                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204 11415 100 Avenue |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0J5              |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Deck, Parking-Visitor      |
| Parking   | Heated, Stall, Underground |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, See Remarks                                                                                              |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                               |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                                   |
| Construction      | Concrete, Stucco                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 12           |
| Condo Fee      | \$968             |

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