

\$249,000 - 701 11710 100 Avenue, Edmonton

MLS® #E4448497

\$249,000

2 Bedroom, 1.50 Bathroom, 1,492 sqft

Condo / Townhouse on 0.00 Acres

Wɠhkw'win, Edmonton, AB

Seller discloses they are MOTIVATED & will consider ALL OFFERS. HUGE adult-only-condo, almost 1500sq ft with east balcony views, plus south/east river view! Located across from the river valley & beautiful Victoria Park walking paths, bldg overlooks Victoria Golf Course . There are ONLY 4 units per floor plus free laundry! Talk about quiet! Swimming pool, jacuzzi, patio, social room (with kitchen, pool table), full gym, showers/sauna, (no need for any other membership) plus all utilities included in condo fees! Walking distance to shopping, restaurants, golf, river valley & live-in manager on site. All new balconies on this building, security, titled underground heated stall included! Formal dining room, huge kitchen plus eating area, very large living room, 2 bedrooms, 2 bathrooms and central AC. Very quiet concrete bldg! Utilities are included!

Built in 1973

Essential Information

MLS® #	E4448497
Price	\$249,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,492
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	701 11710 100 Avenue
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

Amenities

Amenities	Air Conditioner, Exercise Room, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground
Has Pool	Yes

Interior

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

Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby, Treed Lot, View Downtown
Roof	Tar & Gravel

Construction	Concrete, Composition
Foundation	Concrete Perimeter



Additional Information

Date Listed	July 17th, 2025
Days on Market	62
Zoning	Zone 12
Condo Fee	\$1,087

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