

# \$116,400 - 106 11217 103 Avenue, Edmonton

MLS® #E4456163

## \$116,400

1 Bedroom, 1.00 Bathroom, 669 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

This former show suite in Oliver Manor offers a great mix of comfort and convenience in one of Edmonton’s most walkable communities. Inside, you’ll find an open layout with hardwood floors and plenty of natural light. The living room flows out to a private walk-out patio – a perfect spot to enjoy your morning coffee or host a summer BBQ. The bedroom is spacious enough for a full king-sized bed, and the in-suite laundry adds everyday convenience. Oliver Manor is a well-kept building in an unbeatable location, close to groceries, restaurants, transit, and downtown. Whether you’re a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this home checks all the boxes.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456163  |
| Price          | \$116,400 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 669       |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106 11217 103 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃªntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2V9              |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bar, Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Storage-Locker Room, Television Connection |
| Parking Spaces | 1                                                                                                                                    |
| Parking        | Stall                                                                                                                                |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                                    |
| # of Stories | 4                                                                                         |
| Stories      | 1                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | None, No Basement                                                                         |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                                                                                     |
| Construction      | Wood, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 60                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$438   |

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 November 3rd, 2025 at 7:02pm MST