

Courtesy Of Tyler J Fiege Of NOW Real Estate Group

## \$119,900 - 1305 10150 117 Street, Edmonton

MLS® #E4449748

**\$119,900**

1 Bedroom, 1.00 Bathroom, 483 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

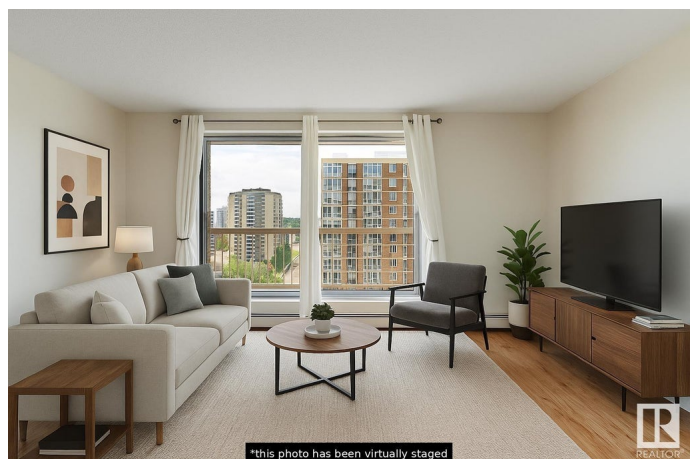
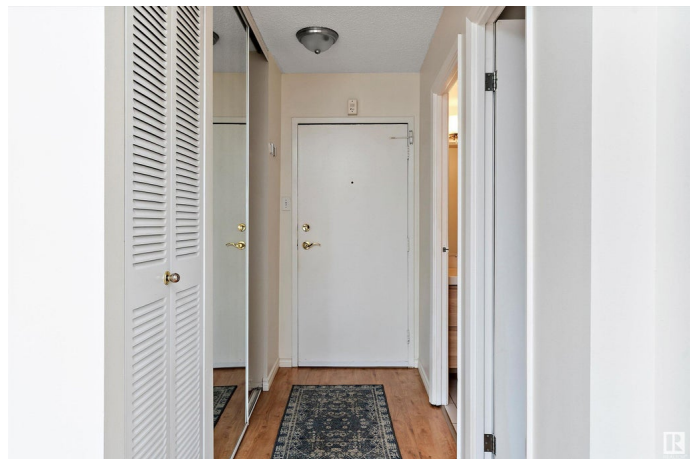
Yes, it's the 13th floor but with views like this, who's worried about luck? This bright and updated 1 bed, 1 bath condo puts you within walking distance of Grant MacEwan (6 min), the ICE District (10 min), the Brewery District (5 min), and the LRT. Inside, you'll find wide-plank flooring, a clean, open layout, and large south-facing windows that flood the space with natural light. Step out onto your private balcony and take in sweeping city and river valley views the perfect backdrop for morning coffee or evening wind-downs. The kitchen features a minimalist design with sleek cabinetry and modern finishes, and there's a generous in-suite storage room with a rough-in for future laundry. ALL UTILITIES ARE INCLUDED in the condo fees, and there's free common laundry located on even-numbered floors. The building also offers a pool and exercise room, and large dogs are welcome with board approval. A smart choice for students, professionals and first-time buyers! \*some photos have been virtually staged

Built in 1974

### Essential Information

MLS® # E4449748

Price \$119,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 483                    |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1305 10150 117 Street |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2J2               |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Exercise Room, No Animal Home, No Smoking Home, Pool-Indoor |
| Parking   | Stall                                                                                |
| Has Pool  | Yes                                                                                  |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| Heating      | Hot Water, Natural Gas                                            |
| # of Stories | 17                                                                |
| Stories      | 1                                                                 |
| Has Basement | Yes                                                               |
| Basement     | None, No Basement                                                 |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 12         |
| Condo Fee      | \$375           |

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Listing information last updated on August 6th, 2025 at 10:47am MDT