

## \$239,900 - 101 10346 117 Street, Edmonton

MLS® #E4445458

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,294 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Motivated seller just updated this CORNER unit with BRAND NEW LVP throughout. This SUPER RARE 3 BEDROOM + DEN is perfect for your student attending Grant MacEwan or the University as this unit and building is located on the corner of Stony Plain Rd (aka 104 Ave) and 117 Street, which makes taking transit a breeze. There is so much space in this 1,294 sq.ft unit. Upon entering, the den is to your left and it can also double as a storage room if you desire. Then you can either branch off to the left where you'll find two of the bedrooms (one has an ensuite), a full bathroom, and a laundry ROOM (not just a closet), or branch off to the right where you'll find the spacious kitchen with island, dining area with chandelier, living room with fire place, and the HUGE 3rd bedroom with walk-in closet. Plus there is underground parking, and extra parking on the front street. This location really cannot be beat as you're right across from Unity Square which has numerous restaurants, shopping options, and more!

Built in 2004

### Essential Information

MLS® # E4445458

Price \$239,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,294                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 10346 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ´win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y7              |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Parking-Extra, Parking-Visitor, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                |
| Fireplace         | Yes                                                              |
| Fireplaces        | Tile Surround                                                    |
| # of Stories      | 5                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance |

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
|              | Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Tar & Gravel                                                                                        |
| Construction | Wood, Stucco                                                                                        |
| Foundation   | Concrete Perimeter                                                                                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 116            |
| Zoning         | Zone 12        |
| Condo Fee      | \$766          |

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Listing information last updated on October 27th, 2025 at 8:47am MDT