

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&#228;hkw&#228;nt&#228;win, Edmonton, AB

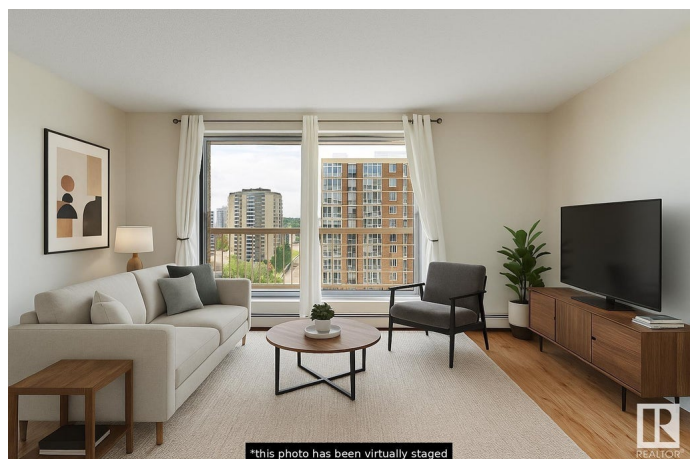
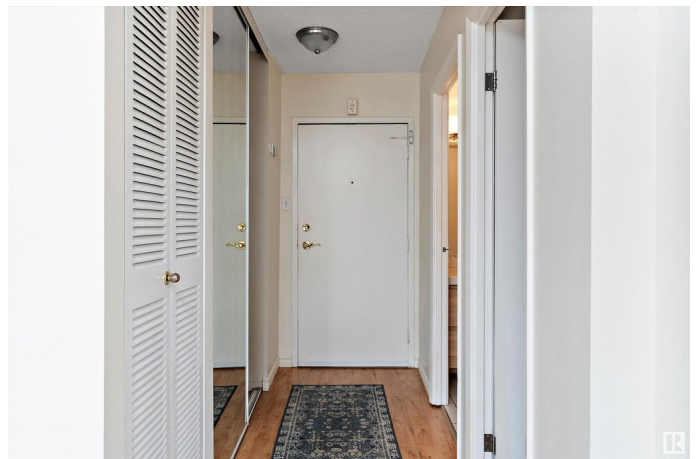
Yes, it&#228;€™s the 13th floor &#228;€™ but with views like this, who&#228;€™s worried about luck? This bright and updated 1 bed, 1 bath condo puts you within walking distance of Grant MacEwan (6 min), the ICE District (10 min), the Brewery District (5 min), and the LRT. Inside, you'll find wide-plank 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 &#228;€™ the perfect backdrop for morning coffee or evening wind-downs. The kitchen features a minimalist design with sleek cabinetry and modern finishes, and there&#228;€™s a generous in-suite storage room with a rough-in for future laundry. ALL UTILITIES ARE INCLUDED in the condo fees, and there&#228;€™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 | 9               |
| Zoning         | Zone 12         |
| Condo Fee      | \$375           |

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Listing information last updated on August 2nd, 2025 at 8:02am MDT