

## \$494,800 - 1503 10046 117 Street, Edmonton

MLS® #E4250241

**\$494,800**

2 Bedroom, 2.00 Bathroom, 1,067 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Beautiful sub-penthouse in Uptown Estate, 2 bedrooms, den, 2 heated underground parking stalls, open concept kitchen with breakfast bar, hardwood floors, granite countertop and patio door to balcony. Easy access to LRT, U of A, Grant MacEwan, Nait & shopping. The property is no rented for \$2150/month

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4250241               |
| Price          | \$494,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,067                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1503 10046 117 Street |
| Area        | Edmonton              |
| Subdivision | Wāhkwāntāwin          |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5K 1X2  |

### **Amenities**

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, Security Door |
| Parking Spaces | 2                                                                                                                                        |
| Parking        | Underground                                                                                                                              |

### **Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| # of Stories      | 16                                                                                                           |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Paved Lane, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                                                                           |
| Construction      | Concrete, Brick, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2021 |
| Days on Market | 1466            |
| Zoning         | Zone 12         |
| Condo Fee      | \$607           |

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Listing information last updated on June 21st, 2025 at 11:32am MDT