# \$149,900 - 406 10045 117 Street, Edmonton

MLS® #E4424936

### \$149.900

2 Bedroom, 1.50 Bathroom, 1,004 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

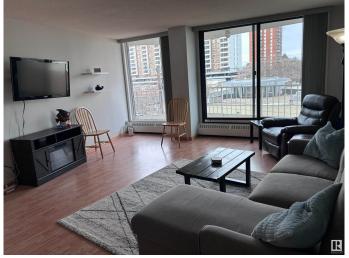
Wonderful 2 Bedroom, 2 bath in desirable South Oliver location. Owner-occupied and offers an updated kitchen, appliances and modern finishes throughout. An open functional floor plan, large living room with huge windows that frame your view of downtown and open to the oversized private balcony. Over 1,000 sq feet, the primary bedroom has a 2 pc Ensuite; 2nd bedroom has convenient access to the updated main bathroom, and excellent storage. Secure heated underground parking with separately titled stall. Concrete building and a professionally managed complex offers many amenities including pool, fitness room, sauna, library and social room. Condo fee includes water, heat and power, with many capital expenditures including a new roof. Welcome Home to Riverview Towers where you are steps to Victoria Promenade, and convenient access to Downtown the University of Alberta, and Grant McEwan. Upscale Café's, Restaurants, Shopping and the River Valley at your doorstep! Perfectly priced and a fantastic investment.

Built in 1969

# **Essential Information**

MLS® # E4424936 Price \$149,900





Bedrooms 2

Bathrooms 1.50

Full Baths

Half Baths 1

Square Footage 1,004

Acres 0.00

Year Built 1969

Type Condo / Townhouse

1

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

# **Community Information**

Address 406 10045 117 Street

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1W8

#### **Amenities**

Amenities Exercise Room, Intercom, No Animal Home, Sauna; Swirlpool; Steam,

Secured Parking, Security Door, Social Rooms

Parking Heated, Underground

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

# of Stories 18

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, See Remarks

Exterior Features Golf Nearby, Picnic Area, Public Transportation, Shopping Nearby, View

City

Roof Tar & T

Construction Concrete, See Remarks

Foundation Concrete Perimeter

# **Additional Information**

Date Listed March 10th, 2025

Days on Market 3

Zoning Zone 12

Condo Fee \$909



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