

\$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

W&hkw&ant&win, 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 Caf&eacres, 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	1
Half Baths	1
Square Footage	1,004
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	406 10045 117 Street
Area	Edmonton
Subdivision	Wöhkwäntãwin
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 & Gravel
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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