



Edmonton

#602 10046 117 ST NW

Wihkwêntôwin

LP: \$385,000

T5K 1X2

SP:

M

Listing ID # E4443512

Building Type Apartment High Rise

Style Single Level Apartment

Year Built 2008

Full Baths 2

Half Baths 0

Total Baths 2.0

Tot Flr AG SqFt 1,081.57

Sold Date

Bedrooms Above 2

Bedrooms Total 2

Basement None

Basement Dev No Basement

Tot Flr AG SqM 100.48

ACTIVE

URL-Virtual Tour URL-Brochure

Welcome to Uptown Estates! This 1080sqft corner unit faces south and west with enormous windows and stunning River Valley views! High-end finishes throughout include a renovated kitchen, built-in A/C, high ceilings and a modern floorplan with 2 bedrooms and 2 full baths. Located in beautiful Wihkwêntôwin, just steps from Victoria Promenade and the River Valley, with easy access to Jasper Ave, downtown and the University. Stepping into the unit you'll find an open-concept living room with hardwood floors, floor-to-ceiling windows and incredible views, plus a spacious balcony and a rare formal dining room with views of its own. The kitchen is upgraded with modern white cabinets, granite counters, high-end appliances and a peninsula. The comfortable primary suite offers a walk-in closet and an ensuite with dual sinks and a separate shower and soaker tub. A sunny 2nd bedroom and full bathroom complete the unit, along with in-suite laundry and TWO underground parking stalls. Heating and A/C unit is brand new!

Directions

Living Room	6.26x4.38	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.10x2.83	M	Bedroom 4	1	5	M	Yes	Main		
Kitchen	3.53x2.71	M		2	3	M	No	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.03x3.50	M		6				Tot Flr AG	100.48	1,081.57
Bedroom 2	3.54x3.11	M		7				# Finished	1	

Heat Source Natural Gas

Heat Type Heat Pump

Foundation Concrete

Roof Type Flat

Exterior Brick, Stucco

Flooring Ceramic Tile, Hardwood

Features Air Conditioner, Exercise Room, No Smoking Home, Parking-Visitor, See Remarks

Construction Concrete

Basement None / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM 36.97

Zoning

Tax Amount \$3,677.81 / 2024

Conform Type

Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Goods Excl

Warranty

Fireplace No

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Permit By Seller

Permit

Permit

Front Exposure East

F x D (m) x

Site Features Public Transportation, River Valley View, Shopping Nearby, View City, View Downtown, See Remarks

Parking Double Indoor, Heated, Parkade, Stall, Underground

Road Access	Paved	Park Encl/Tot	2 / 2	Garage Dim	
Condo Name	Uptown Estates	Floor Location	Other	Floor#	6
Condo Fee	\$716.95	#Floors in Build	15	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	SW		