



Virtually Staged

Edmonton

#304 10046 117 ST NW

Wihkwêntôwin

T5K 1X2

LP:

SP:

\$340,000



ACTIVE

Listing ID # E4487364
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 1,048.63

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 97.42

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Uptown Estates, an upscale and sophisticated condo residence in a premier location! This beautifully designed 1049 sq ft unit offers 2 bedrms plus a den/flex space, ideal for a home office or the rarely-found formal dining area for entertaining. Floor-to-ceiling windows offer natural light, while the east-facing balcony overlooks lush greenery for a peaceful urban retreat. The elegant kitchen features granite countertops throughout, a convenient eat-up bar, and a brand-new dishwasher. Enjoy the comfort of central A/C, in suite laundry, and 2 full baths including a luxurious 5pc ensuite with double sinks and a relaxing soaker tub. Quiet concrete construction with only 4 suites per floor offers enhanced privacy and serenity, while the heated underground titled parking stall and ample visitor parking add everyday convenience. Situated steps from downtown amenities, boutique restaurants, shopping, river valley trails, the Promenade and Grant Notley Park, this is upscale condo living at its finest!

Directions

Room	Dimensions	M	Room	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	4.04 x 5.98	M	Bedroom 3	1	3	M	No	Main		
Dining Room		M	Bedroom 4	2	5	M	Yes	Upper		
Kitchen	2.89 x 2.75	M		3				Above Grd		
Family Room				4				Lower		
Den	4.01 x 2.77	M		5				Below Grd		
Bonus Room				6				Tot Flr AG	97.42	1,048.63
Primary Bedrm	3.45 x 4.05	M		7				# Finished	1	
Bedroom 2	3.48 x 3.12	M								

Heat Source Natural Gas
Heat Type Heat Pump
Foundation Concrete
Roof Type Flat
Exterior Brick, Stucco
Flooring Ceramic Tile, Engineered Wood
Features Air Conditioner, Exercise Room, No Smoking Home, Parking-Visitor, See Remarks

Construction Concrete
Basement None / No Basement
Separate Ent
2nd Suite Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure East
Lot Size SqM 35.72
F x D (m) x
Zoning
Tax Amount \$3,209.01 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Warranty

Fireplace
FP Fuel
FP Type

Site Features Golf Nearby, Public Transportation, Shopping Nearby, View City, View Downtown

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Heated, Parkade, Stall, Underground

Road Access Paved

Park Encl/Tot 1 / 1 **Garage Dim**

Condo Name	Uptown Estates	Floor Location	Other	Floor#	3
Condo Fee	\$677.56	#Floors in Build	15	Elevator	Yes
Fee Includes	Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility, Utilities Common Areas, Water/Sewer, See Remarks	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	NE		