

## \$269,000 - 701 11710 100 Avenue, Edmonton

MLS® #E4426351

**\$269,000**

2 Bedroom, 1.50 Bathroom, 1,492 sqft

Condo / Townhouse on 0.00 Acres

W&hkw&nt&win, Edmonton, AB

Seller discloses they are MOTIVATED & will consider ALL OFFERS. HUGE adult-only-condo, almost 1500sq ft with east balcony views, plus south/east river view! Located across from the river valley & beautiful Victoria Park walking paths, bldg overlooks Victoria Golf Course . There are ONLY 4 units per floor plus free laundry! Talk about quiet! Swimming pool, jacuzzi, patio, social room (with kitchen, pool table), full gym, showers/sauna, (no need for any other membership) plus all utilities included in condo fees! Walking distance to shopping, restaurants, golf, river valley & live-in manager on site. All new balconies on this building, security, titled underground heated stall included! Formal dining room, huge kitchen plus eating area, very large living room, 2 bedrooms, 2 bathrooms and central AC. Very quiet concrete bldg! Utilities are included!

Built in 1973

### Essential Information

MLS® #	E4426351
Price	\$269,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,492
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	701 11710 100 Avenue
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	Air Conditioner, Exercise Room, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, River Valley View, Shopping Nearby, Treed Lot, View Downtown
Roof	Tar & Gravel

Construction Concrete, Composition  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 19th, 2025  
Days on Market 118  
Zoning Zone 12  
Condo Fee \$1,087



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