

Courtesy Of Bernie Thauvette Of RE/MAX River City

# \$399,000 - 1701 11710 100 Avenue, Edmonton

MLS® #E4424126

**\$399,000**

2 Bedroom, 1.50 Bathroom, 1,427 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Suite 1701, Victoria Plaza riverbank location near the City Centre in south Oliver! Updated and beautifully renovated, over 1400 sf, fireplace, central A/C and 2 heated underground parking stalls + storage. Spacious open floor plan with well defined spaces, abundant windows, SE views & fireplace. Beautiful kitchen, granite counters, large island with seating and feature lighting. Primary bedroom with ensuite bathroom, granite vanity, custom cabinets and good closet space. Large second bedroom/den with double Murphy wall beds for guests and more storage built in. Main bath has a large walk-in shower, body sprays and integrated bench, all tiled, glass vanity top + tall pull-out cabinets. Engineered hardwood floors, new windows, building improvements almost complete and paid! Tasteful custom sheer window treatments provide sunlight diffusion & privacy without darkening the rooms. This well maintained building features indoor pool, hot tub, steam, exercise and social room. Great value and move in ready!



1701-11710 100 Ave NW, Edmonton, AB

Main Floor Interior Area 1426.50 sq ft



0 4 8 ft

PREPARED: 2024/12/11

While legends are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1973

## Essential Information

MLS® # E4424126

Price \$399,000

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1701 11710 100 Avenue
Area	Edmonton
Subdivision	W&#248;hkw&#227;nt&#227;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Security Personnel, Social Rooms, Vinyl Windows, Wall Unit-Built-In, Barrier Free Home
Parking	Double Indoor, Front Drive Access, Heated, Insulated, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, See Remarks
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Vent Free, See Remarks
# of Stories	18
Stories	1

Has Basement Yes  
Basement None, No Basement

### **Exterior**

Exterior Concrete  
Exterior Features Flat Site, Landscaped, Private Setting, River Valley View, Shopping Nearby, View Downtown, See Remarks  
Roof See Remarks  
Construction Concrete  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 5th, 2025  
Days on Market 32  
Zoning Zone 12  
Condo Fee \$1,124

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Listing information last updated on April 6th, 2025 at 9:47am MDT