

## \$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 110  
Zoning Zone 12  
Condo Fee \$1,087



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