

## \$140,000 - 105 11217 103 Avenue, Edmonton

MLS® #E4463663

**\$140,000**

1 Bedroom, 1.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

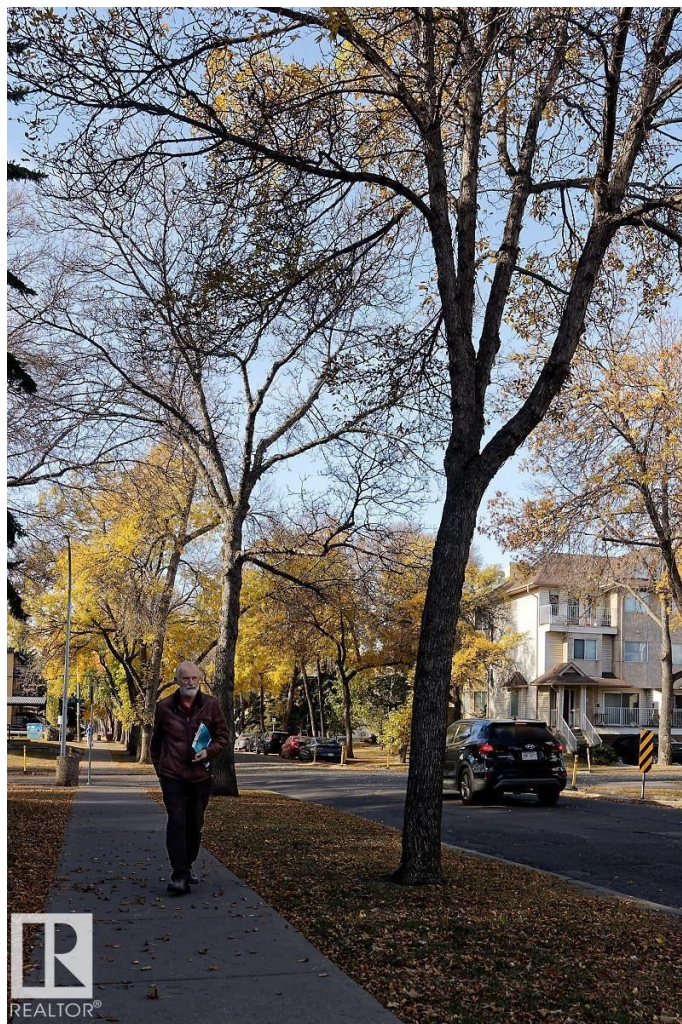
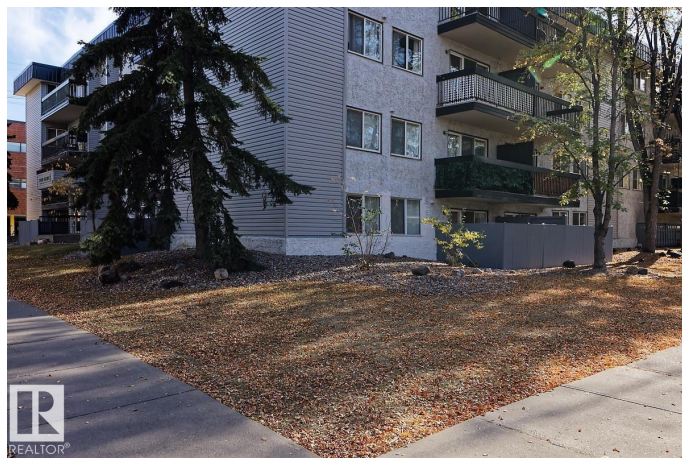
WÃ@hkwÃªntÃ´win, Edmonton, AB

EXCEPTIONAL PROPERTY: Show Home Condition. Great colour coordination & decoration - largely in earth tones. SUITE TOTALLY REBUILT THIS YEAR. Fully modernized interior, New flooring, New paint, Improved sound proofing between floors. Large master bedroom, IN-SUITE LAUNDRY. SHOWS LIKE NEW. Open floor plan with great natural lighting. Efficient kitchen. Living room opens to a west facing private walk-out patio. An affordable home, meticulously maintained that you can feel proud to live in - Or use as Rental Property. This spacious main floor condo is ideally located in Central Edmonton just west of downtown (VERY WALKABLE COMMUNITY) - close to everything including MacEwan, Nait, Rogers Place. Wide variety: shopping, restaurants, entertainment & transportation. UofA 10 mins via LRT. WELL MANAGED PROPERTY. \*\*EXPAND PICTURES TO APPRECIATE FEATURES OF THIS PROPERTY\*\*

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463663  |
| Price     | \$140,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 689                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 11217 103 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2V9              |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Security Door, Security Personnel, Storage-In-Suite |
| Parking Spaces | 1                                                                                      |
| Parking        | Stall                                                                                  |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                     |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Back Lane, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                   |
| Construction      | Wood, Stucco                                                   |
| Foundation        | Concrete Perimeter                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 12            |
| Condo Fee      | \$445              |



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Listing information last updated on October 30th, 2025 at 2:32pm MDT