

# \$400,000 - 1103 10046 117 Street, Edmonton

MLS® #E4452220

## \$400,000

2 Bedroom, 2.00 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Welcome to a showpiece in the sky. This rare corner unit blends high end design, breathtaking views, and the ultimate downtown lifestyle. Fully renovated with impeccable attention to detail, this 2 bedroom plus den, 2 full bath home is filled with natural light from floor to ceiling windows, highlighting new hardwood floors and an open concept layout. The sleek kitchen offers quartz countertops, stainless steel appliances, ample storage, and an eating bar perfect for entertaining. The private primary suite features a walk in closet with built-in organizers and a spa-inspired 5 piece ensuite. The second bedroom is ideal for guests or a home office. Enjoy a large balcony with gas hook-up, central air, insuite laundry, heated underground parking, and premium amenities including a gym, social room, and modern common spaces. All this in Uptown Estates, steps from the River Valley, Victoria Golf, Jasper Avenue, dining, cafes, and minutes to the U of A. Welcome Home!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452220  |
| Price     | \$400,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1103 10046 117 Street |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 1X2               |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Parking-Extra, Parking-Visitor, Secured Parking, Vinyl Windows |
| Parking   | Heated, Underground                                                                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                     |
| # of Stories      | 15                                                                         |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Concrete, Brick, Stucco |
| Exterior Features | View Downtown           |
| Roof              | Tar & Gravel            |
| Construction      | Concrete, Brick, Stucco |
| Foundation        | Concrete Perimeter      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 12          |
| Condo Fee      | \$705            |

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Listing information last updated on August 25th, 2025 at 4:47pm MDT