

## \$169,999 - 402 11503 100 Avenue, Edmonton

MLS® #E4443230

**\$169,999**

1 Bedroom, 1.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

STUNNING WELL MAINTAINED 1 BED 1 BATH SPACIOUS CONDO right in the heart of Downtown. Surrounded by beautiful walking trails, walking distance to cafes, delicious local restaurants, unique boutiques, grocery shops and minutes away from Victoria Golf Course. This one-of-a-kind unit has tons of storage and drenched in natural light. The bright white kitchen is complete with new ss appliances and tons of cupboard and counter space. A huge pantry/laundry/storage area to complete this space. Step into the huge living area which is so inviting and extra space to put a home office desk. The primary suite is the perfect retreat and the 4 pc bath complete this impeccable unit. Step outside on your private balcony to take in the fresh air and the vibrant community. Plus an underground titled parking stall! At Le Marchand Tower you will also gain access to the fully upgraded social room and guest suite. Right off Jasper Ave, tree lined streets, public transportation & more. SOME PHOTOS ARE VIRTUALLY STAGED.



Built in 1980

### Essential Information

MLS® # E4443230

Price \$169,999

Bedrooms 1

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 807                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402 11503 100 Avenue |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2R2              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Guest Suite, No Animal Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking   | Stall, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 17  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Tar & Gravel   |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 12         |
| Condo Fee      | \$531           |

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Listing information last updated on June 30th, 2025 at 7:17am MDT