

## \$515,000 - 1403 11503 100 Avenue, Edmonton

MLS® #E4459613

**\$515,000**

2 Bedroom, 2.00 Bathroom, 1,936 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Prestigious Le Marchand Tower with Beautiful Views! Elegance Abounds in this luxurious 1935 sq ft sprawling property. The Grand Entrance brings you to the open concept living space with the den overlooking the sunken living area and dining room flowing into the large kitchen filled with plenty of counter space, cabinets, ample storage plus pantry room. There are 2 generous bedrooms with the primary suite boasting a 5 piece ensuite with walk-in shower, jetted tub and cedar closet. The building offers a large social/entertainment room and guest suite for your out of town guests to Enjoy their private space. Overlooking the river valley and steps to every amenity you wish to entertain, this property is a Treasure at your fingertips.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459613  |
| Price          | \$515,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,936     |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1403 11503 100 Avenue |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ¢ntÃ´win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 2K7               |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door |
| Parking Spaces | 1                                                                                                                |
| Parking        | Underground                                                                                                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas                                                   |
| # of Stories      | 17                                                                                 |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                        |
| Exterior Features | Golf Nearby, Hillside, Landscaped, Park/Reserve, Picnic Area, Public Transportation, River Valley View, Shopping Nearby, View Downtown |
| Roof              | Unknown                                                                                                                                |
| Construction      | Concrete, Brick                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

Days on Market     35  
Zoning                Zone 12  
Condo Fee            \$1,403

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