

## \$130,000 - 508 10045 117 Street, Edmonton

MLS® #E4460662

**\$130,000**

1 Bedroom, 1.00 Bathroom, 782 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

This beautifully upgraded single-level apartment offers modern comfort and convenience. The kitchen was fully remodeled in 2018, transformed from a galley to an open-concept design featuring granite countertops, deep sink, pot lighting, new cabinetry and updated appliances (2021). A cozy living room leads to an east-facing balcony that welcomes the morning sun. The bedroom is enhanced with a custom-built IKEA PAX wardrobe (2024). The bathroom was fully renovated the same year, boasting a new bathtub with tiled surround, updated fixtures, new tile flooring, a floating vanity with above-counter sink, LED mirror, upgraded lighting, and a modern ventilation fan. Condo fees cover all utilities and access to excellent building amenities, including an exercise room, indoor pool, and sauna. Located steps from the River Valley and close to Grant MacEwan University, parks, shopping, restaurants, the LRT, and all amenities, this home combines urban convenience with natural beauty.

Built in 1969

### Essential Information

MLS® # E4460662

Price \$130,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 782                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 508 10045 117 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1W8              |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam, Security Door, Social Rooms |
| Parking   | See Remarks                                                                                  |
| Has Pool  | Yes                                                                                          |

### Interior

|              |                                                     |
|--------------|-----------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, 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, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                               |
| Construction      | Concrete, Composition                                                      |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Holy Child Catholic Elemen  
Middle                              Westminster School  
High                                 St. Joseph Catholic High

**Additional Information**

Date Listed                      October 3rd, 2025  
Days on Market                19  
Zoning                              Zone 12  
Condo Fee                        \$695

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