

## \$249,999 - 101 10346 117 Street, Edmonton

MLS® #E4425888

**\$249,999**

3 Bedroom, 2.00 Bathroom, 1,288 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to this stunning 3-Bedroom Main Floor Unit in The Luxor where modern style meets everyday convenience! This beautifully updated unit boasts brand-new vinyl plank flooring, offering both durability and contemporary appeal. Designed for comfort, this spacious home features an open-concept layout, office/den, ample natural light and well-appointed bedrooms. The kitchen flows seamlessly into the living and dining areas, making it perfect for entertaining or relaxing. Enjoy the convenience of main floor living, providing easy access with no stairs and quick entry to building amenities plus a titled underground parking stall. Located in a sought-after area in the proximity to Unity Square and Brewery District with shopping, dining, schools, and public transitâ€”everything you need right at your doorstep!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425888  |
| Price          | \$249,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,288     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 10346 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2Y7              |

### Amenities

|           |                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                                                         |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                  |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Tile Surround                                                                      |
| # of Stories      | 5                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 15th, 2025  
Days on Market                47  
Zoning                              Zone 12  
Condo Fee                        \$767

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