

## \$400,000 - 11642 103 Avenue, Edmonton

MLS® #E4426901

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,722 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Discover this spacious 3-bedroom townhouse featuring generous living areas and an oversized single attached garage. Upon entry from the garage, youâ€™™ll find a convenient 2-piece bathroom. The main floor showcases an open-concept living room, dining area, kitchen, and balconyâ€™”perfect for entertaining. On the third level, two bedrooms share a Jack and Jill washroom alongside a laundry room for added convenience. The top floor is dedicated to a private master suite with its own balcony and ensuite. Located just minutes from downtown, MacEwan University, and Rogers Place, this home offers exceptional proximity to schools, parks, clinics, transit, and shopping. Ideal for families, students, or sports fans, this is a rare opportunity to own one of only seven units in a highly desirable complex. Bring your visionâ€™”this home is ready for your finishing touch!

Built in 1992

### Essential Information

MLS® #	E4426901
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,722
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	11642 103 Avenue
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2W6

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 21st, 2025
Days on Market	88
Zoning	Zone 12
Condo Fee	\$350

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 11:02am MDT