

\$385,000 - 602 10046 117 Street, Edmonton

MLS® #E4443512

\$385,000

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A win, Edmonton, AB

Welcome to Uptown Estates! This 1080sqft corner unit faces south and west with enormous windows and stunning River Valley views! High-end finishes throughout include a renovated kitchen, built-in A/C, high ceilings and a modern floorplan with 2 bedrooms and 2 full baths. Located in beautiful W&A hkw&A nt&A win, just steps from Victoria Promenade and the River Valley, with easy access to Jasper Ave, downtown and the University. Stepping into the unit youâ€™™ll find an open-concept living room with hardwood floors, floor-to-ceiling windows and incredible views, plus a spacious balcony and a rare formal dining room with views of its own. The kitchen is upgraded with modern white cabinets, granite counters, high-end appliances and a peninsula. The comfortable primary suite offers a walk-in closet and an ensuite with dual sinks and a separate shower and soaker tub. A sunny 2nd bedroom and full bathroom complete the unit, along with in-suite laundry and TWO underground parking stalls. Heating and A/C unit is brand new!

Built in 2008

Essential Information

MLS® # E4443512

Price \$385,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,082 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 602 10046 117 Street |
| Area | Edmonton |
| Subdivision | WÃ©hkwÃ¢ntÃ´win |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 1X2 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Exercise Room, No Smoking Home, Parking-Visitor, See Remarks |
| Parking Spaces | 2 |
| Parking | Double Indoor, Heated, Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Heat Pump, Natural Gas |
| # of Stories | 15 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Brick, Stucco |
| Exterior Features | Public Transportation, River Valley View, Shopping Nearby, View City, |

View Downtown, See Remarks

| | |
|--------------|-------------------------|
| Roof | Flat |
| Construction | Concrete, Brick, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------|
| Elementary | W&hkw&nt&win School |
| Middle | Westminster School |
| High | Victoria School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 12 |
| Condo Fee | \$717 |

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 July 2nd, 2025 at 8:03am MDT