

## \$360,000 - 604 10046 117 Street, Edmonton

MLS® #E4442214

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

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

Beautiful 2 bed 2 bath condo in the well-managed Uptown Estates complex! 6th floor corner unit with 9ft ceilings, huge windows, & large balcony with BBQ-gas hookup. Great layout with a large living/dining area plus an open concept den/flex room. Bedrooms are on opposite ends which is perfect for guests or a roommate. Primary bedroom offers a large walk-in closet & 5-piece ensuite. Kitchen with granite counters & stainless steel appliances faces the living room with wrap around floor to ceiling windows. A generous sized 2nd bedroom, 3-piece bath, & in-suite laundry complete this well laid-out condo. Hunter Douglas blinds throughout (motorized in living room). Stay comfortable year round with central a/c & a heated underground parking stall (can fit large vehicle). Lobby of the building has an awesome gym & meeting room. Situated on a beautiful street just off Jasper Ave & steps from the River Valley & Victoria Promenade. Walk to great restaurants, coffee shops, & all amenities nearby. Come check it out!

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4442214  |
| Price  | \$360,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 604 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Natural Gas   |
| # of Stories      | 16   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition, Stucco   |
| Exterior Features | Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |                               |
|--------------|-------------------------------|
| Roof         | EPDM Membrane                 |
| Construction | Concrete, Composition, Stucco |
| Foundation   | Concrete Perimeter            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 12         |
| Condo Fee      | \$678           |

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 18th, 2025 at 3:47am MDT