

Courtesy Of Francis Fan Of MaxWell Polaris

## \$319,900 - 203 10046 117 Street, Edmonton

MLS® #E4464408

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,074 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Luxury is standard! Elegance with humongous glass wall everywhere is a real bonus, and thus feeling like home is assured! Ultimate carefree living at its best! Spacious 3 bedroom corner unit in an excellent well designed building & a prestigious location next to the Victoria promenade. Walk or bike around the wonderful neighborhood. Enjoy the convenience of all your favorite coffee shops, restaurants & shopping venues. Great layout & nice finishings. Engineering hardwood throughout (tiles in bathrooms) & no carpet! Sun-drenched living room is huge & cozy. Beautiful kitchen has numerous full height cabinets & granite countertops. Master bedroom has a lavish 5 pc en-suite with a fully tile-surround bathtub & separate shower. Walk-in closet w/built-ins. Adjacent to it is the bright & cheery large private den that can be the third bedroom. Located on the other corner is another good size bedroom close to the main bath. Huge balcony w/gas line bbq. Close to all amenities. Nice gym. Priced perfect! It&TM's a Gem!

Built in 2008

### Essential Information

MLS® #	E4464408
Price	\$319,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 10046 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

### Amenities

Amenities	Closet Organizers, Exercise Room, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Heated, Underground

### Interior

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

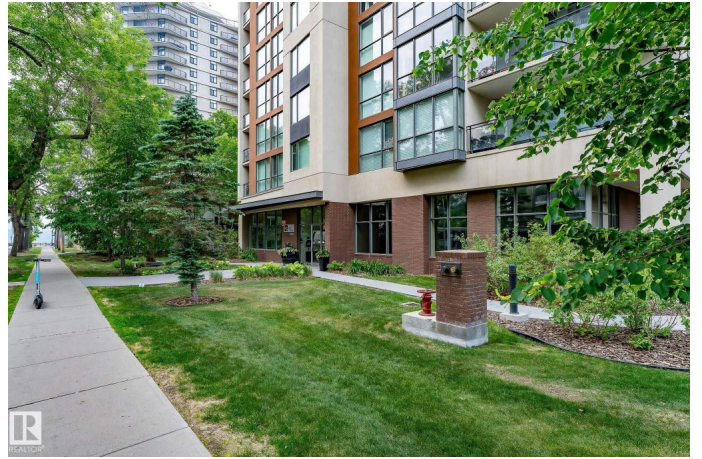
### Exterior

Exterior	Concrete, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby  
Roof Tar & Gravel  
Construction Concrete, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed November 1st, 2025  
Days on Market 4  
Zoning Zone 12  
Condo Fee \$709



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Listing information last updated on November 5th, 2025 at 3:32pm MST