

Courtesy Of Bernie Thauvette Of RE/MAX River City

# \$379,500 - 1701 11710 100 Avenue, Edmonton

MLS® #E4424126

**\$379,500**

2 Bedroom, 1.50 Bathroom, 1,427 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Suite 1701, Victoria Plaza riverbank location near the City Centre in south Oliver! Updated and beautifully renovated, over 1400 sf, fireplace, central A/C and 2 heated underground parking stalls + storage. Spacious open floor plan with well defined spaces, abundant windows, SE views & fireplace. Beautiful kitchen, granite counters, large island with seating and feature lighting. Primary bedroom with ensuite bathroom, granite vanity, custom cabinets and good closet space. Large second bedroom/den with double Murphy wall beds for guests and more storage built in. Main bath has a large walk-in shower, body sprays and integrated bench, all tiled, glass vanity top + tall pull-out cabinets. Engineered hardwood floors, new windows, building improvements almost complete and paid! Tasteful custom sheer window treatments provide sunlight diffusion & privacy without darkening the rooms. This well maintained building features indoor pool, hot tub, steam, exercise and social room. Great value and move in ready!



1701-11710 100 Ave NW, Edmonton, AB

Main Floor Interior Area 1426.50 sq ft



0 4 8 ft

PREPARED: 2024/12/11

While not shown on total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1973

## Essential Information

MLS® # E4424126

Price \$379,500

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1701 11710 100 Avenue
Area	Edmonton
Subdivision	W&#246;hkw&#227;nt&#227;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Security Personnel, Social Rooms, Vinyl Windows, Wall Unit-Built-In, Barrier Free Home
Parking	Double Indoor, Front Drive Access, Heated, Insulated, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, See Remarks
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Vent Free, See Remarks
# of Stories	18
Stories	1

Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Concrete  
Exterior Features Flat Site, Landscaped, Private Setting, River Valley View, Shopping Nearby, View Downtown, See Remarks  
Roof See Remarks  
Construction Concrete  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 5th, 2025  
Days on Market 43  
Zoning Zone 12  
Condo Fee \$1,124

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 April 17th, 2025 at 12:47am MDT