

Courtesy Of Edmond Laplante Of MaxWell Progressive

## \$309,900 - 503 11716 100 Avenue, Edmonton

MLS® #E4427438

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

1024 square foot, TOP FLOOR, 2 bedroom, 2 full bathrooms, 2 underground parking stalls condo in historic Oliver downtown. Condo complex is on 100 avenue promenade walking/running trails & bike lanes that overlook Edmonton's scenic river valley, Victoria Park and golf course. Open concept condo unit with white kitchen, insuite laundry & storage + another storage locker in the heated, underground parkade. Unit also has a good size balcony off the living room and cozy gas fire place. Pet friendly building with social room & visitor's parking. Quiet, well maintained building. One block from Jasper Ave's restaurants and amenities. Downtown urban living at it's finest!

Built in 1993

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427438          |
| Price          | \$309,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,025             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 503 11716 100 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2G3              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Heated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | See Remarks  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, See Remarks     |
| Exterior Features | Public Transportation |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, See Remarks     |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 12          |
| Condo Fee      | \$572            |

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Listing information last updated on April 4th, 2025 at 2:47pm MDT