

## \$149,000 - 104 11618 100 Avenue, Edmonton

MLS® #E4424596

**\$149,000**

1 Bedroom, 1.00 Bathroom, 452 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Gorgeous Private Yard and Deck !!!

Underground Parking !! Located on Victoria Promenade with Stunning Views and walking access to the river valley, Victoria Golf Course, Universities, U of A, MacEwan, city center services ! The perfect location w yard space in Oliver. Immaculate move in condition, open floor plan, spacious studio - 1 bdrm combined space, ideal for professional, couple starting out, or retired. Bright colors, Barbie Beautiful, south facing yard, natural light all year. # 104 has Good storage area. Your private fenced yard with deck is ideal for Pets, leisure and entertainment time with family, friends just kicking back and relaxing enjoying being in the fresh river valley air ... If You love to Golf, walk to The Victoria Golf Course & driving range in 5 minutes. Fantastic location for biking, underground garage bike racks, and or scooter, super walking trails. A Must Lifestyle in a well kept, desired area in the Heart of Edmonton, river valley, with shopping, all services at Your Door \*

Built in 1981

### Essential Information

MLS® # E4424596

Price \$149,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 452                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 11618 100 Avenue |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 0J9              |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Television Connection, See Remarks |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Heated, Parkade, Underground, See Remarks                                                                                                 |

### Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas              |
| # of Stories | 4                                              |
| Stories      | 1                                              |
| Has Basement | Yes                                            |
| Basement     | None, No Basement                              |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Block, Wood, Stone                                                                                                                                            |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Block, Wood, Stone |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 12         |
| Condo Fee      | \$446           |

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Listing information last updated on May 4th, 2025 at 5:02am MDT