

## \$324,800 - 414 11716 100 Avenue, Edmonton

MLS® #E4418787

**\$324,800**

2 Bedroom, 2.00 Bathroom, 1,158 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

RIVER VALLEY VIEW & GOLF COURSE VIEWS from this executive 2 bedroom 2 bathroom condo in VICTORIA PROMENADE conveniently located directly on the Promenade close to restaurants, transportation, the river valley/walking trails & quick access to the Brewery District, the U of A & the Ice District. This condo has an open concept layout with spacious rooms. The living room has a corner gas fireplace. The kitchen features white cabinetry, a raised eating bar, pantry & plenty of storage. The 2nd bedroom is next to the 3 piece bathroom & the primary suite has a custom designed walk-in closet & a 4 piece ensuite bathroom. Lots of natural sunlight year round. South facing balcony with a gas BBQ outlet to enjoy the gorgeous views. Portable air conditioning unit. TWO TITLED UNDERGROUND PARKING #78 & #79 & an extra storage locker. Well run building with a social room & visitor parking. Pet friendly. Amazing location! Shows very well!

Built in 1993

### Essential Information

MLS® #	E4418787
Price	\$324,800
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 11716 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	77
Zoning	Zone 12
Condo Fee	\$634

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Listing information last updated on April 8th, 2025 at 6:47pm MDT