

# \$149,900 - 406 10045 117 Street, Edmonton

MLS® #E4424936

**\$149,900**

2 Bedroom, 1.50 Bathroom, 1,004 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

Wonderful 2 Bedroom, 2 bath in desirable South Oliver location. Owner-occupied and offers an updated kitchen, appliances and modern finishes throughout. An open functional floor plan, large living room with huge windows that frame your view of downtown and the oversized private balcony. Over 1,000 sq feet, the primary bedroom has a 2 pc Ensuite; 2nd bedroom has convenient access to the updated main bathroom, and excellent storage. Secure heated underground parking with separately titled stall. Concrete building and a professionally managed, amenities include pool, fitness room, sauna, library and social room. Condo fee includes water, heat and power, with many capital expenditures including a new roof. Welcome Home to Riverview Towers, steps to Victoria Promenade, Downtown, the University of Alberta, and Grant McEwan. Upscale Caf&e™s, Restaurants, Shopping and the River Valley at your doorstep! Perfectly priced and a fantastic investment.

Built in 1969

## Essential Information

MLS® #	E4424936
Price	\$149,900
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,004
Acres	0.00
Year Built	1969
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	406 10045 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1W8

### Amenities

Amenities	Exercise Room, Intercom, No Animal Home, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, See Remarks
Exterior Features	Golf Nearby, Picnic Area, Public Transportation, Shopping Nearby, View City
Roof	Tar & Gravel

Construction Concrete, See Remarks  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 10th, 2025  
Days on Market 26  
Zoning Zone 12  
Condo Fee \$909



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