

## \$465,000 - 10317 117 Street, Edmonton

MLS® #E4427750

**\$465,000**

3 Bedroom, 2.50 Bathroom, 2,637 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Welcome to this one-of-a-kind 2,637 sq ft 3-storey townhome! Designed for easy, elegant living, this home boasts soaring 25' ceilings, skylights, 2 private decks, and an oversized double garage (fits 3 small cars or trucks!). The open-concept main floor features a stunning dining area, gas fireplace, and a chef's kitchen with Corian countertops, marble backsplash, island, pantry, and premium appliances incl. Jenn-Air stove & Bosch dishwasher. Upstairs you'll find 3 large bedrooms, incl. a dreamy primary suite with balcony, walk-in closet, and spa-like ensuite. Laundry and full bath on upper level. Additional flex room, ample storage, and utility space on the entry level. Updates include high-efficiency furnace, A/C, tankless water heater, roof, garage door & central vac. Steps to the River Valley, U of A, Rogers Place & downtown. Condo fee: \$258.33/month. Unbeatable value, incredible space, and a location that can't be beat!

Built in 1989

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427750  |
| Price     | \$465,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,637             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10317 117 Street |
| Area        | Edmonton         |
| Subdivision | WÃ©hkwÃ©ntÃ©win  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5K 1X9          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, Parking-Visitor, Security Door, Vaulted Ceiling |
| Parking   | Double Garage Attached, Insulated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, View City, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Oliver School             |
| Middle     | Westmount School          |
| High       | Archbishop O'Leary School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 12          |
| Condo Fee      | \$258            |

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Listing information last updated on April 11th, 2025 at 9:32pm MDT