

## \$319,900 - 203 10046 117 Street, Edmonton

MLS® #E4447931

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,072 sqft  
Condo / Townhouse on 0.00 Acres

W&#228;hkw&#228;nt&#228;win, Edmonton, AB

Concrete construction! Spacious 1,121 sq ft 3-bedroom condo in Uptown Estates. This well-designed second-floor unit features a modern open-concept layout with upgraded tile flooring, quartz countertops, and stylish cabinetry, along with a bright dining nook. The living area offers engineered hardwood and access to a private balcony. The king-sized primary suite includes a large walk-in closet and a 4-piece ensuite. The second bedroom is generously sized, while the third bedroom works perfectly as a guest room, office, or den. A full 4-piece main bath, in-suite laundry with storage, and central A/C add convenience. Residents also enjoy access to a fitness centre. Ideally located just off Jasper Avenue&#201d;steps to the River Valley, Promenade, and downtown core. One titled parking stall is included. An additional parking stall is available for purchase separately.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447931  |
| Price          | \$319,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,072     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X2              |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Exercise Room, No Animal Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Underground                                                                                                                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| # of Stories      | 15                                                                                                                                                        |
| Stories           | 1                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                    |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                |
| Construction      | Concrete                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 15th, 2025  
Days on Market                20  
Zoning                              Zone 12  
Condo Fee                        \$709

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