

\$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

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|-----------|-----------|
| 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

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

Additional Information

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|----------------|------------------|
| 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 8:32am MDT