

## \$175,000 - 506 10150 117 Street, Edmonton

MLS® #E4421618

**\$175,000**

2 Bedroom, 1.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A win, Edmonton, AB

Location, and comfort, this 2-bedroom condo has it all! In the heart of downtown, this secure building is the perfect choice for students, investors, or professionals looking to live in a vibrant neighborhood. The layout offers a large living area, and the updated galley kitchen and bathroom provide modern finishes that make this unit feel like home. Building has been upgraded, with vinyl windows, newer elevators, and a roof, ensuring peace of mind for years to come. Walking distance from MacEwan University, the River Valley, and the trendy Brewery & Ice Districts, you'll be surrounded by restaurants, shops, & entertainment. You&A€™ll also enjoy the buildings amenities, including a fitness center, indoor pool, and outdoor patio with green space and BBQs. Utilities (heat, water, and power) are included in the condo fees, and there&A€™s an underground parking stall. Pets are welcome including all dog sizes. If you&A€™re looking for a place to call home or an ideal Airbnb investment, this condo checks all the boxes!

Built in 1974

### Essential Information

MLS® # E4421618

Price \$175,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 830                    |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 506 10150 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ©ntÃ©win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2J2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Dog Run-Fenced In, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground, See Remarks  |
| Has Pool       | Yes   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 17  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|          |                        |
|----------|------------------------|
| Exterior | Concrete, Brick, Metal |
|----------|------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | WÃ©hkwÃ©ntÃ©win |
| Middle     | WÃ©hkwÃ©ntÃ©win |
| High       | Victoria        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$667               |

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Listing information last updated on May 1st, 2025 at 1:17pm MDT