

# \$400,000 - 1003 10046 117 Street, Edmonton

MLS® #E4446636

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

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

Enjoy elevated downtown living in this beautifully appointed 10th-floor condo at Uptown Estates, ideally situated in the heart of W&A hkw&ant&win. This 2-bedroom + den (currently used as a dining area), 2-bathroom home combines comfort and elegance, featuring floor-to-ceiling windows that showcase stunning River Valley views. Bright, open layout features modern laminate flooring throughout, AC for added comfort during Edmonton's warmer months, and a contemporary kitchen with granite countertops and high-end stainless steel appliances. The spacious primary suite includes a luxurious 5-piece ensuite and a walk-in closet. Relax or entertain on your private balcony overlooking Edmonton's scenic skyline. Additional perks include in-suite laundry, a titled heated underground parking stall, a resident-only fitness centre, and a quiet building with just four units per floor. Steps from cafes, restaurants, shopping, and the River Valley trail system this is urban living at its finest.

Built in 2008

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446636  |
| Price    | \$400,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1003 10046 117 Street |
| Area        | Edmonton              |
| Subdivision | WÃ©hkwÃ©ntÃ©win       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5K 1X2               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                        |
| Parking        | Underground                                              |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                             |
| # of Stories      | 15                                                                                                                 |
| Stories           | 1                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | None, No Basement                                                                                                  |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                              |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 12        |
| Condo Fee      | \$693          |

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Listing information last updated on August 3rd, 2025 at 10:17am MDT