

# \$224,900 - 204 11415 100 Avenue, Edmonton

MLS® #E4415073

**\$224,900**

2 Bedroom, 2.00 Bathroom, 1,057 sqft  
Condo / Townhouse on 0.00 Acres

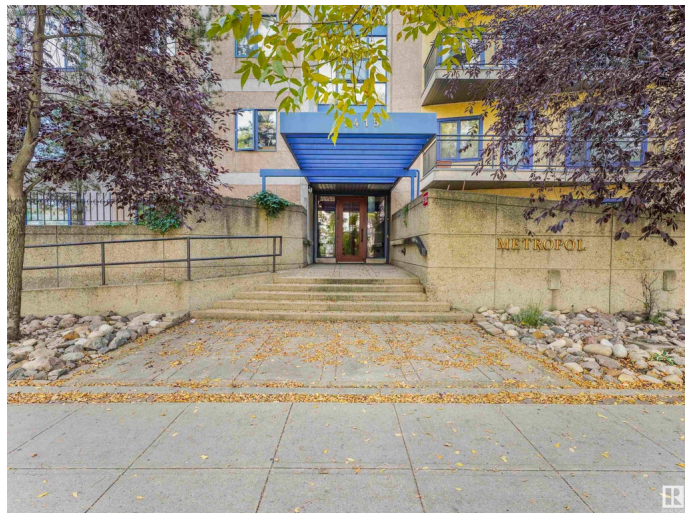
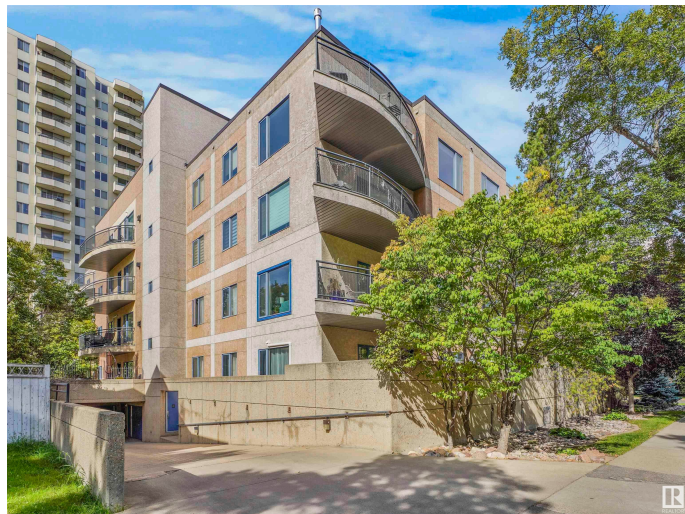
W&hkw&ant&win, Edmonton, AB

Quick possession available, move in ready!  
Located in a quite corner of the highly sought after Oliver/W&hkw&ant&win neighborhood, steps away from the river valley. You won't find a better spot in downtown Edmonton to call home! Opportunity awaits whether you're a first time buyer, looking to downsize, upsize or upgrade, or in the market for a rental property. Pet friendly, 2 bedroom, 2 full bath condo, this massive gem boasts over 1050 SqFt of living space! Includes in suite laundry, underground parking stall w/storage cage and newly installed A/C! Easy access to transit, LRT, every amenity imaginable, and a stones throw away from U of A, GMAC and NAIT. Numerous upgrades including new flooring and paint in 2022, all brand new appliances including fridge with water/ice dispenser and convection oven. As an added bonus, all appliances come complete with extended warranty! Quiet, secure building. Recent building renovations include new windows and roof in 2021/2022.

Built in 1993

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4415073  |
| Price    | \$224,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,057                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 204 11415 100 Avenue        |
| Area        | Edmonton                    |
| Subdivision | W&#228;shk&#228;nt&#227;win |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5K 0J5                     |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Secured Parking, Security Door, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                    |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                 |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 102                |
| Zoning         | Zone 12            |
| Condo Fee      | \$968              |

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Listing information last updated on March 14th, 2025 at 4:17am MDT