

\$324,800 - 414 11716 100 Avenue, Edmonton

MLS® #E4418787

\$324,800

2 Bedroom, 2.00 Bathroom, 1,158 sqft
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

RIVER VALLEY VIEW & GOLF COURSE
VIEWS from this executive 2 bedroom 2
bathroom condo in VICTORIA PROMENADE
conveniently located directly on the
Promenade close to restaurants,
transportation, the river valley/walking trails &
quick access to the Brewery District, the U of A
& the Ice District. This condo has an open
concept layout with spacious rooms. The
living room has a corner gas fireplace. The
kitchen features white cabinetry, a raised
eating bar, pantry & plenty of storage. The
2nd bedroom is next to the 3 piece bathroom
& the primary suite has a custom designed
walk-in closet & a 4 piece ensuite bathroom.
Lots of natural sunlight year round. South
facing balcony with a gas BBQ outlet to enjoy
the gorgeous views. Portable air conditioning
unit. TWO TITLED UNDERGROUND
PARKING #78 & #79 & an extra storage
locker. Well run building with a social room &
visitor parking. Pet friendly. Amazing location!
Shows very well!

Built in 1993

Essential Information

MLS® #	E4418787
Price	\$324,800
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	414 11716 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2G3

Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Golf Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 21st, 2025
Days on Market	74
Zoning	Zone 12
Condo Fee	\$634

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Listing information last updated on April 5th, 2025 at 8:32pm MDT