

## \$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

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	W&hkw&ant&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**

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

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	Zone 12
Condo Fee	\$258

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