

## **\$469,000 - 802 10046 117 Street, Edmonton**

MLS® #E4451351

**\$469,000**

2 Bedroom, 2.00 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

TOTALLY UPGRADED! CONCRETE BUILDING! RIVER VALLEY VIEW! WELCOME TO ONE OF DOWNTOWN EDMONTON'S BEST; 802, 10046 117 STREET. THIS 8TH FLOOR UPTOWN ESTATES UNIT HAS ALMOST 1100 SQ FT OF LIVING SPACE, 2 BEDROOMS, 2 BATHS, AND TITLED PARKING. THE UPGRADED CUSTOM KITCHEN HAS A BREATHTAKING WATERFALL STYLE ISLAND WITH QUARTZ COUNTERTOPS, SOFT-CLOSE 2 TONED CABINETRY WITH BLACK-PEARL HARDWARE, NEW APPLIANCES, TILE FLOORS, AND NEW BACKSPLASH. UNIT HAS UPGRADED "PARK-LIGHTING" THROUGHOUT AND ELECTRIC BLINDS. LIVING AREA HAS ENGINEERED FLOORS. DINING AREA HAS EXTERIOR DECK ACCESS. PRIMARY BEDROOM IS MASSIVE WITH A LARGE WALK-IN CLOSET AND BARN DOOR ENSUITE ACCESS. ENSUITE OFFERS AN OVAL STAND-ALONE TUB, DOUBLE SINKS, AND A GLASS SHOWER. SECONDARY BEDROOM IS SPACIOUS WITH DOUBLE CLOSETS. UNIT ALSO HAS A FLEX AREA/STUDY, LAUNDRY, MAIN BATH WITH SHOWER, AND CENTRAL AIR CONDITIONING. BUILDING HAS A SHARED GYM, SOCIAL ROOM, AND SECURED UNDERGROUND PARKING. LOCATED STEPS FROM THE RIVER.



Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451351               |
| Price          | \$469,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 802 10046 117 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&ant&win        |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1X2              |

## Amenities

|           |                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Television Connection, Vinyl Windows |
| Parking   | Heated, Underground, See Remarks                                                                                                                  |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Intercom, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Electric                                                                                                                                                    |
| # of Stories      | 15                                                                                                                                                                     |
| Stories           | 1                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Brick, Stucco

Exterior Features      Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown

Roof                              Tar & Gravel

Construction              Concrete, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                  August 5th, 2025

Days on Market          21

Zoning                        Zone 12

Condo Fee                  \$692

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Listing information last updated on August 26th, 2025 at 4:47am MDT