

# \$249,999 - 101 10346 117 Street, Edmonton

MLS® #E4425888

## \$249,999

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Condo / Townhouse on 0.00 Acres

W&A@hkw&Aant&A´win, Edmonton, AB

Welcome to this stunning 3-Bedroom Main Floor Unit in The Luxor where modern style meets everyday convenience! This beautifully updated unit boasts brand-new vinyl plank flooring, offering both durability and contemporary appeal. Designed for comfort, this spacious home features an open-concept layout, office/den, ample natural light and well-appointed bedrooms. The kitchen flows seamlessly into the living and dining areas, making it perfect for entertaining or relaxing. Enjoy the convenience of main floor living, providing easy access with no stairs and quick entry to building amenities plus a titled underground parking stall. Located in a sought-after area in the proximity to Unity Square and Brewery District with shopping, dining, schools, and public transitâ€”everything you need right at your doorstep!

Built in 2004

### Essential Information

MLS® #	E4425888
Price	\$249,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	101 10346 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y7

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup
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Parking	Underground
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### **Interior**

Interior Features	ensuite bathroom
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Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
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Heating	In Floor Heat System, Natural Gas
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Fireplace	Yes
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Fireplaces	Tile Surround
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# of Stories	5
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Stories	1
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Has Basement	Yes
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Basement	None, No Basement
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### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
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Roof	Tar & Gravel
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Construction	Wood, Stucco
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Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 15th, 2025

Days on Market      26

Zoning                Zone 12

Condo Fee            \$767

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Listing information last updated on April 10th, 2025 at 4:47am MDT