

## \$565,000 - 10315 117 Street, Edmonton

MLS® #E4428992

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Condo / Townhouse on 0.00 Acres

Wā@hkwāntā'win, Edmonton, AB

Prepare to be delighted by this beautifully updated townhome in the heart of Edmontonâ€™s vibrant Wā@hkwāntā'win (Oliver) neighborhood! Enjoy 2,200 sqft of living space, a versatile 3-bd plus den layout, and an oversized double garage with 4-car drivewayâ€”a rare find this close to downtown! Step into the open living and dining area leading to a spacious chef's kitchen featuring granite countertops, SS appliances and gas stove. Gleaming hardwood, large family room and a 2pc bath complete the main floor. Upstairs hosts two bedrooms, laundry, a 4pc bath, and a massive primary bedroom with a private balcony, walk-in closet, and stunning 5pc ensuite with in-floor heating. The finished basement includes a den/ flex room, spacious landing and storage. The oversized garage fits two vehicles, all your toys and a workshop area! New A/C & HWT. Steps from the river valley, Grant MacEwan, Rogers Place and all the best that Edmonton has to offer. Enjoy urban condo life with the space and comfort of a single-family home!

Built in 1989

### Essential Information

MLS® # E4428992

Price \$565,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10315 117 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X9

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Patio
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	W&hkw&nt&win/ St.Catherine
Middle	Westminster/ St.Catherine
High	Victoria/ St. Joseph

### Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	Zone 12
Condo Fee	\$258

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Listing information last updated on April 21st, 2025 at 3:32pm MDT