

## \$175,000 - 506 10150 117 Street, Edmonton

MLS® #E4421618

**\$175,000**

2 Bedroom, 1.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A win, Edmonton, AB

Location, and comfort, this 2-bedroom condo has it all! In the heart of downtown, this secure building is the perfect choice for students, investors, or professionals looking to live in a vibrant neighborhood. The layout offers a large living area, and the updated galley kitchen and bathroom provide modern finishes that make this unit feel like home. Building has been upgraded, with vinyl windows, newer elevators, and a roof, ensuring peace of mind for years to come. Walking distance from MacEwan University, the River Valley, and the trendy Brewery & Ice Districts, you'll be surrounded by restaurants, shops, & entertainment. You&A™ll also enjoy the buildings amenities, including a fitness center, indoor pool, and outdoor patio with green space and BBQs. Utilities (heat, water, and power) are included in the condo fees, and there&A™s an underground parking stall. Pets are welcome including all dog sizes. If you&A™re looking for a place to call home or an ideal Airbnb investment, this condo checks all the boxes!

Built in 1974

### Essential Information

MLS® # E4421618

Price \$175,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	506 10150 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J2

### Amenities

Amenities	Dog Run-Fenced In, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Social Rooms, See Remarks
Parking Spaces	1
Parking	Underground, See Remarks
Has Pool	Yes

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
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Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Wāhkwāntāwin
Middle	Wāhkwāntāwin
High	Victoria

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	65
Zoning	Zone 12
Condo Fee	\$667

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