

Courtesy Of JP Dumlao Of Exp Realty

# \$400,000 - 1103 10046 117 Street, Edmonton

MLS® #E4452220

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

W&hkw&ant&win, Edmonton, AB

Welcome to a showpiece in the sky. This rare corner unit blends high end design, breathtaking views, and the ultimate downtown lifestyle. Fully renovated with impeccable attention to detail, this 2 bedroom plus den, 2 full bath home is filled with natural light from floor to ceiling windows, highlighting new hardwood floors and an open concept layout. The sleek kitchen offers quartz countertops, stainless steel appliances, ample storage, and an eating bar perfect for entertaining. The private primary suite features a walk in closet with built-in organizers and a spa-inspired 5 piece ensuite. The second bedroom is ideal for guests or a home office. Enjoy a large balcony with gas hook-up, central air, insuite laundry, heated underground parking, and premium amenities including a gym, social room, and modern common spaces. All this in Uptown Estates, steps from the River Valley, Victoria Golf, Jasper Avenue, dining, cafes, and minutes to the U of A. Welcome Home!

Built in 2008

## Essential Information

MLS® #	E4452220
Price	\$400,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1103 10046 117 Street
Area	Edmonton
Subdivision	W&#248;hkw&#227;nt&#27;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

### Amenities

Amenities	Ceiling 9 ft., Exercise Room, Parking-Extra, Parking-Visitor, Secured Parking, Vinyl Windows
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 9th, 2025
Days on Market	29
Zoning	Zone 12
Condo Fee	\$705

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Listing information last updated on September 7th, 2025 at 3:47am MDT