\$549,800 - 1102 11503 100 Avenue, Edmonton

MLS® #E4430663

\$549,800

2 Bedroom, 2.00 Bathroom, 1,915 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

SPECTACULAR RIVER VALLEY VIEWS from this 1915 sq.ft. 2 bedroom + den, 2 bathroom condo in the sought after LEMARCHAND TOWER conveniently located close to the river valley trails, transportation & quick access to shopping, restaurants, coffee shops, the Brewery & Ice Districts. RENOVATED unit with a gourmet kitchen open to the living area featuring cherry wood cabinetry with plenty of pull out drawers offering lots of storage, a raised eating bar, granite countertops, built-in desk & a walk-in pantry. Formal dining room. The living area has a corner electric fireplace & built-in cabinets for the TV with pull out drawers. Double french doors to the den. The 2nd bedroom is across from the 4 piece bathroom. The spacious primary bedroom suite has a walk through closet to the 5 piece ensuite bathroom that has a jacuzzi tub & walk-in shower. Crown moulding throughout, hardwood flooring, carpeting in the bedrooms. 2 large U/G PARKING with storage over 1 stall. Guest suite, party room w a patio. Shows well



Built in 1980

Essential Information

| MLS® # | E4430663 |
|--------|-----------|
| Price | \$549,800 |

| Bedrooms | 2 |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,915 |
| Acres | 0.00 |
| Year Built | 1980 |
| Туре | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| Address | 1102 11503 100 Avenue |
|-------------|-----------------------|
| Area | Edmonton |
| Subdivision | Wîhkwêntôwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 2K7 |

Amenities

| Amenities | Air Conditioner, Deck, Guest Suite, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Underground |

Interior

| Interior Features | ensuite bathroom |
|-------------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Fan Coil, Hot Water, Natural Gas |
| Fireplaces | Corner, Glass Door, Mantel |
| # of Stories | 17 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |
| Extorior | |

Exterior

Exterior Concrete, Brick

| Exterior Features | Golf Nearby, Private Setting, Public Transportation, River Valley View, Shopping Nearby, View City |
|-------------------|--|
| Roof | Tar & Gravel |
| Construction | Concrete, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 12th, 2025 |
|----------------|------------------|
| Days on Market | 18 |
| Zoning | Zone 12 |
| Condo Fee | \$1,484 |

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Listing information last updated on April 30th, 2025 at 2:32pm MDT