

## \$259,000 - 404 10346 117 Street, Edmonton

MLS® #E4457272

**\$259,000**

2 Bedroom, 2.00 Bathroom, 952 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to your new urban retreat in the heart of downtown Edmonton! This recently renovated 2-bedroom condo combines modern finishes with unbeatable convenience. Step inside and youâ€™ll find an open, light-filled layout featuring durable vinyl plank flooring throughout and sleek concrete countertops that add a touch of contemporary style. The spacious living and dining area flows seamlessly, perfect for entertaining or relaxing after a busy day. Both bedrooms are generously sized, offering flexibility for a home office or guest room. Updates throughout mean you can move right in and start enjoying the downtown lifestyle. Worried about parking? No need, as there are TWO Heated Underground Parking Stalls!!! Located steps away from restaurants, shopping, transit, and the River Valley trails, this condo puts the best of Edmonton at your doorstep. Whether youâ€™re a first-time buyer, downsizer, or investor, this home is a fantastic opportunity to own a stylish space in a prime location.

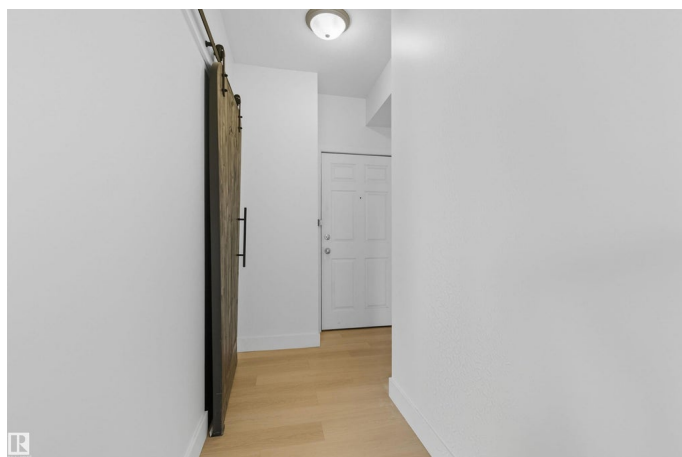
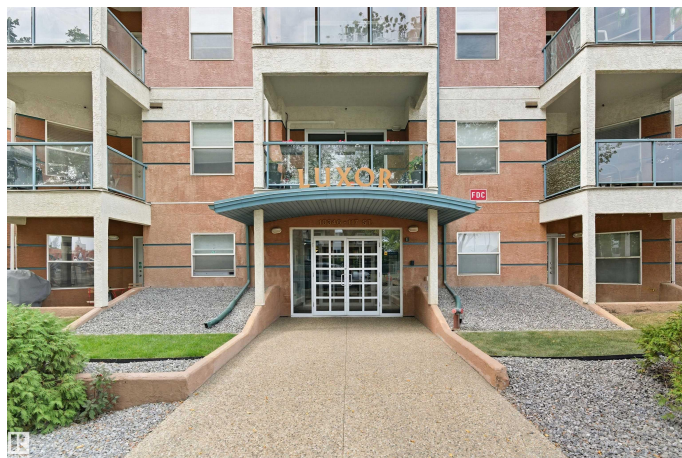
Built in 2004

### Essential Information

MLS® # E4457272

Price \$259,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	404 10346 117 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y7

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 11th, 2025
Zoning	Zone 12
Condo Fee	\$583

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Listing information last updated on September 11th, 2025 at 9:02pm MDT