

## \$245,000 - 404 10346 117 Street, Edmonton

MLS® #E4457272

**\$245,000**

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.

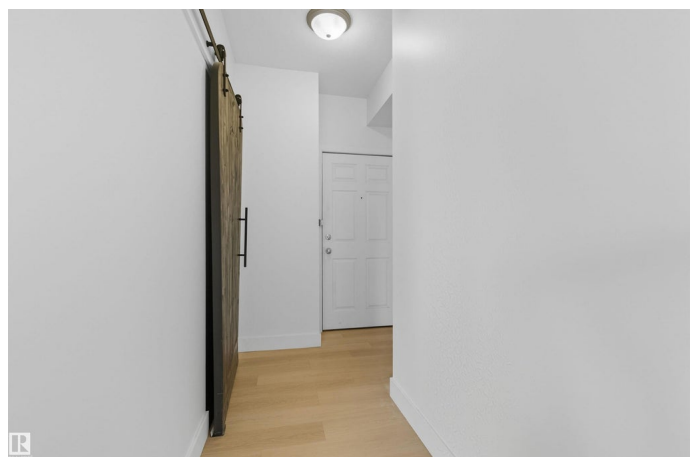
Built in 2004

### Essential Information

MLS® # E4457272

Price \$245,000

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 | WÃ©hkwÃ©ntÃ©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 |
| Days on Market | 53                   |
| Zoning         | Zone 12              |
| Condo Fee      | \$583                |

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Listing information last updated on November 3rd, 2025 at 12:47am MST