

## \$249,999 - 101 10346 117 Street, Edmonton

MLS® #E4425888

**\$249,999**

3 Bedroom, 2.00 Bathroom, 1,288 sqft

Condo / Townhouse on 0.00 Acres

WÃ@hkwÃªntÃ´win, Edmonton, AB

Welcome to this stunning 3-Bedroom Main Floor Unit in The Luxor where modern style meets everyday convenience! This beautifully updated unit boasts brand-new vinyl plank flooring, offering both durability and contemporary appeal. Designed for comfort, this spacious home features an open-concept layout, office/den, ample natural light and well-appointed bedrooms. The kitchen flows seamlessly into the living and dining areas, making it perfect for entertaining or relaxing. Enjoy the convenience of main floor living, providing easy access with no stairs and quick entry to building amenities plus a titled underground parking stall. Located in a sought-after area in the proximity to Unity Square and Brewery District with shopping, dining, schools, and public transitâ€”everything you need right at your doorstep!

Built in 2004

### Essential Information

MLS® #	E4425888
Price	\$249,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 10346 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	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	Back Lane, Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 15th, 2025  
Days on Market                47  
Zoning                              Zone 12  
Condo Fee                        \$767

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