

# \$130,000 - 905 10045 117 Street, Edmonton

MLS® #E4439405

**\$130,000**

1 Bedroom, 1.00 Bathroom, 714 sqft  
Condo / Townhouse on 0.00 Acres

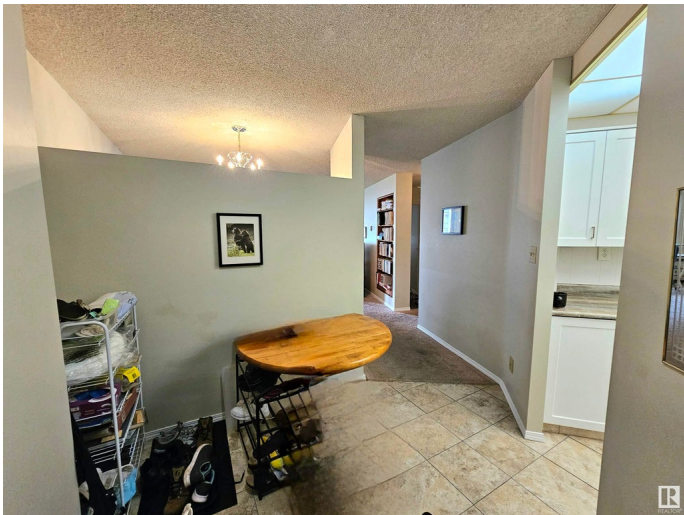
Wâ@hkwÃªntÃ´win, Edmonton, AB

Bright, west-facing 1 bedroom condo in the heart of Wâ@hkwÃªntÃ´winâ€”just steps to the River Valley, Victoria Promenade, and Jasper Ave. With more than 700 sq ft, this well-kept home features a functional layout, updated galley kitchen with white cabinetry, and a spacious living area that opens to a large balcony with partial river views. The bedroom easily fits a full furniture set and includes a generous closet. The refreshed bathroom offers a walk-in shower and matching vanity, plus thereâ€™s ample in-suite storage and a front entry closet. Comes with a titled underground parking stall. Located in a solid concrete building with great amenities: pool, sauna, fitness room, library, social space, and laundry on every floor. Condo fees cover all utilities. Pet-friendly with board approval. Walkable location with quick access to downtown, LRT, U of A, MacEwan, and more. A solid choice in a prime central neighbourhood.

Built in 1969

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439405  |
| Price     | \$130,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 714                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 905 10045 117 Street |
| Area        | Edmonton             |
| Subdivision | WÃ©hkwÃ¢ntÃ¢win      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1W8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Vinyl Windows |
| Parking   | Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 18  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Composition  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025  
Days on Market                9  
Zoning                              Zone 12  
Condo Fee                        \$695

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 8th, 2025 at 4:06am MDT