

\$640,000 - 1 11960 100 Avenue, Edmonton

MLS® #E4447354

\$640,000

1 Bedroom, 1.50 Bathroom, 1,371 sqft
Condo / Townhouse on 0.00 Acres

W&hkw&antwin, Edmonton, AB

River Valley & City Views! 1,371 Sq.Ft. Private Full-Floor Condo. Enjoy stunning views from this beautifully renovated condo in River Cliff Place, an exclusive 5-unit building on the Promenade. Occupying the entire main floor with direct elevator access, this bright, open-concept home features floor-to-ceiling south-facing windows, luxury vinyl plank flooring, a gas fireplace, and kitchen with tons of cabinetry, granite counters, peninsula with pendant lighting, and stainless steel appliances. The spacious primary suite includes a custom walk-in closet and ensuite with double sinks and deep tub. Versatile den could serve as a second bedroom. Includes in-suite laundry, guest bath, attached parking, and storage locker. Steps from trails, dining, galleries, and the Brewery & Ice Districts—urban living at its finest!

Built in 1977

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4447354 |
| Price | \$640,000 |
| Bedrooms | 1 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,371 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 1 11960 100 Avenue |
| Area | Edmonton |
| Subdivision | Wøhkwßntãwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 0K5 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Closet Organizers, Secured Parking, Security Door, Storage-Locker Room |
| Parking Spaces | 1 |
| Parking | Single Garage Attached, Single Indoor |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| # of Stories | 5 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Brick, Stucco |
| Exterior Features | Golf Nearby, Public Transportation, River Valley View, Shopping Nearby, View City |
| Roof | Tar & Gravel |

| | |
|--------------|-------------------------|
| Construction | Concrete, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 67 |
| Zoning | Zone 12 |
| Condo Fee | \$1,300 |

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 September 15th, 2025 at 7:02pm MDT