

# \$225,000 - 201 11503 100 Avenue, Edmonton

MLS® #E4415627

**\$225,000**

1 Bedroom, 1.00 Bathroom, 764 sqft  
Condo / Townhouse on 0.00 Acres

Oliver, Edmonton, AB

Located in the iconic building of Le Marchand Tower in the heart of the lush river valley located steps from Victoria Promenade with its beautiful walkway and benches overlooking the river valley with shared bike lanes for all to enjoy. This luxurious, end unit condo spared no expense with high end renovations throughout with slate tiled flooring, hardwood flooring and a spectacular bathroom with a glass vanity. The delightful, bright and spacious living room has a huge corner window that leads to your private patio. State of the art kitchen with superb cabinetry, granite counters, and all stainless steel appliances. In-suite laundry with ample storage, and underground heated parking are a bonus. A guest suite, a party room with a patio and visitor's parking are few of the amenities of this pet free building. This unbeatable location also provides quick access to The Brewery District, shopping, restaurants, coffee shops, golfing, and transportation. A must to see, will not last.

Built in 1980

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4415627  |
| Price    | \$225,000 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 764                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 201 11503 100 Avenue |
| Area        | Edmonton             |
| Subdivision | Oliver               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2K7              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 17  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Public Transportation |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Brick   |

Foundation Concrete Perimeter

### **Additional Information**

Date Listed December 7th, 2024

Days on Market 119

Zoning Zone 12

Condo Fee \$531

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