

Courtesy Of Julian P Szklarz and Oriana L Cronin Of Coldwell Banker Mountain Central

# \$149,000 - 104 11618 100 Avenue, Edmonton

MLS® #E4424596

**\$149,000**

1 Bedroom, 1.00 Bathroom, 452 sqft  
Condo / Townhouse on 0.00 Acres

W&#228;hkw&#227;nt&#227;win, Edmonton, AB

Gorgeous Private Yard and Deck !!!  
Underground Parking !! Located on Victoria Promenade with Stunning Views and walking access to the river valley, Victoria Golf Course, Universities, U of A, MacEwan, city center services ! The perfect location w yard space in Oliver. Immaculate move in condition, open floor plan, spacious studio - 1 bdrm combined space, ideal for professional, couple starting out, or retired. Bright colors, Barbie Beautiful, south facing yard, natural light all year. # 104 has Good storage area. Your private fenced yard with deck is ideal for Pets, leisure and entertainment time with family, friends just kicking back and relaxing enjoying being in the fresh river valley air ... If You love to Golf, walk to The Victoria Golf Course & driving range in 5 minutes. Fantastic location for biking, underground garage bike racks, and or scooter, super walking trails. A Must Lifestyle in a well kept, desired area in the Heart of Edmonton, river valley, with shopping, all services at Your Door \*

Built in 1981

## Essential Information

MLS® #	E4424596
Price	\$149,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	452
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	104 11618 100 Avenue
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0J9

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Television Connection, See Remarks
Parking Spaces	1
Parking	Heated, Parkade, Underground, See Remarks

### Interior

Appliances	Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Block, Wood, Stone
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, See Remarks

Roof	Tar & Gravel
Construction	Block, Wood, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	29
Zoning	Zone 12
Condo Fee	\$446

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 April 4th, 2025 at 11:02pm MDT